

1. The meeting was resumed at 9:30 a.m. on 17.12.2014.
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

Dr C.P. Lau

Ms Anita W.T. Ma

Professor K.C. Chau

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Ms Christina M. Lee

Mr Stephen H.B. Yau

Mr F.C. Chan

Mr Francis T.K. Ip

Director of Lands  
Ms. Bernadette H.H. Linn

Principal Assistant Secretary (Transport) 3  
Transport and Housing Bureau  
Miss Winnie M.W. Wong

Principal Environmental Protection Officer (Strategic Assessment)  
Environmental Protection Department  
Mr Victor W.T. Yeung

Chief Engineer (Works), Home Affairs Department  
Mr Frankie W.P. Chou

Director of Planning  
Mr K.K. Ling

### Presentation and Question Sessions

[Open Meeting]

3. 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/Fanling, Sheung Shui 1, PlanD                                     |
| Mr Kevin C.P. Ng    | - | Senior Town Planner/Fanling, Sheung Shui 2, PlanD                                     |

FLN-R9713, KTN-R9263 - 馮子殷

Ms Fung Tsz Yan - Representer

FLN-R21197, KTN-R20747 – Roy Ho

Mr Roy Ho - Representer

FLN-R26, KTN-R20 - Siu Ho Fai

FLN-R633, KTN-R186 - Winnie Wan

FLN-R722, KTN-R274 - Chan Tsuey Hwa

FLN-R767, KTN-R319 - Ng Mei Lin

Mr Ng Cheuk Hang (吳卓恆)- Representers' representative  
(東北城規組)

FLN-R785, KTN-R337 -鄭貞

陳文儀女士 (東北城規組) - Representer's representative

FLN-R809, KTN-R361 – 黎名川

譚曉怡女士 (東北城規組) - Representer's representative

FLN-R854, KTN-R407 – Cheng Wai Leung

FLN-R843, KTN-R396 - Mary Chui

黃永志先生 (東北城規組) - Representers' representative

FLN-R900, KTN-R453 –Candy Tong

Mr Wong Kai Yeung - Representer's representative  
(東北城規組)

FLN-R958, KTN-R511 - Chloe Wong

FLN-R974, KTN-R527 - Joe Wong

FLN-R975, KTN-R528 - Noel Leung

FLN-R998, KTN-R551 - Alex Yim

FLN-R1034, KTN-R587 - Sochiyung

FLN-R1079, KTN-R632 - Paula Wong

Mr Chow Sung Ming (鄒崇銘) - Representers' representative  
(東北城規組)

FLN-R773, KTN-R325 – 李凱琳

譚銘龍先生 (東北城規組) - Representers' representative

FLN-R866, KTN-R419 – Betty Chiu

Mr Wong Ho Ming (黃浩銘) - Representers' representative  
(東北城規組)

FLN-R851, KTN-R404 – Minnie Au

Ms Leung Chung Yan - Representers' representative  
(東北城規組)

FLN-R1294, KTN-R848 – 冼太

Mr Li On Yin (李安然) - Representers' representative  
(東北城規組)

FLN-R1296, KTN-R850 – 盧雄輝

郭耀昌先生 (東北城規組) - Representers' representative

FLN-R2161, KTN-R1709 – Tam Wai Yi Ivy

謝艷霞女士 - Representers' representative

FLN-R1703, KTN-R1253 – Soie Tsang

FLN-R1706, KTN-R1256 – Chiu Wing Suet Conney

FLN-R1807, KTN-R1357 – Jane Yeung

FLN-R2007, KTN-R1557 – 歐怡雯

FLN-R2135, KTN-R1682 – Mr Wes Fok

鍾偉光先生 (東北城規組) - Representers' representative

FLN-R804, KTN-R356 – Cheng Ka Wai

Ms Leung Hiu Lan (李香蘭) - Representers' representative  
(東北城規組)

FLN-R819, KTN-R372 – Fung Po Yee

Ms Kwok Fong Mui (郭芳妹) - Representer's representative  
(東北城規組)

FLN-R900, KTN-R453 – Candy Tong

黎群娣 (東北城規組) - Representer's representative

FLN-R1297, KTN-R851 – 盧偉明

張定邦先生 (東北城規組) - Representer's representative

FLN-R1158, KTN-R712 – Cheung Hiu Kwan

陳艷珠女士 (東北城規組) - Representer's representative

4. The Chairman explained the procedure of the hearing. He said that the meeting would be conducted in accordance with the “Guidance Notes on Attending the Meeting for Consideration of the Representations and Comments in respect of the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 and the Draft Fanling North Outline Zoning Plan No. S/FLN/1” (Guidance Notes) which had been provided to all representers/commenters prior to the meeting. In particular, he highlighted the following main points:

- (a) in view of the large number of representations and comments received and more than 3,400 representers/commenters had indicated that they would either attend in person or send an authorised representative to make oral submission, it was necessary to limit the time for each oral submission;
- (b) each representer/commenter would be allotted a 10-minute speaking time. However, to provide flexibility to representers/commenters to suit their needs, there were arrangements to allow cumulative speaking time for authorised representatives, swapping of allotted time with other representers/commenters and requesting an extension of time for making the oral submission;
- (c) the oral submission should be confined to the grounds of representation/

comment in the written representations/comments already submitted to the Town Planning Board (the Board) during the exhibition period of the respective Outline Zoning Plans (OZPs) or the publication period of the representations; and

- (d) to ensure a smooth and efficient conduct of the meeting, the representer/commenter should not repeat unnecessarily long the same points which had already been presented by others earlier at the same meeting. Representers/commenters should avoid reading out or repeating statements contained in the written representations/comments already submitted, as the written submissions had already been provided to Members for their consideration.

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 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 representers and their representatives to elaborate on their representations.

8. Miss Fung Tsz Yan made the following main points :
- (a) she resided in Hong Kong Eastern District, but she was concerned about the agricultural development;
  - (b) it was noted that developing both Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs) were due to the housing needs, but there was also a continuing demand for agricultural development in Hong Kong. There were also quite a number of existing farms operating in the NDAs;
  - (c) it was noted that the split between public housing and private housing was 40/60. Why more private housing was required when there were already so many? Was it because of active transaction in that sector of the market? It seemed that vacancy rates for newly completed private flats were high. Besides, the demand for private housing seemed rather vague as compared to that of public housing. According to the Long Term Housing Strategy, the demand for public housing could not be met within the next 10 years. Hence, for the “Residential (Group A)” (“R(A)”) and “Residential (Group B)” (“R(B)”) zones of the two OZPs, they should be for public housing.
  - (d) it was important that sufficient supporting facilities and traffic infrastructure for the NDAs be provided, such as elderly centre, clinic, school, community college, recyclable collection and transport connections to Hong Kong Island. Such facilities and infrastructures should be provided in a timely manner instead of a decade or two after the completion of the NDAs or until there were complaints. In the case of Tin Shiu Wai New Town, the community had no supporting facilities but a big park;
  - (e) she did not understand why the residential care homes for the elderly within Dills Corner Garden would have to be demolished. There should be ‘no removal and no clearance’. If development must proceed, new

premises for the affected elderly should be in place prior to demolition, avoiding the recurrence of Choi Yuen Tsuen incident where the new village and related road access were not even completed when the affected villagers were forced to move in;

- (f) the voices of the developers were loud and had much media attention, but not so for the voices of those really in need of housing, including the 'sandwich class' who would not be able to afford private housing; and
- (g) it was noted that there would be land set aside for agricultural rehabilitation in Kwun Tung South (KTS). Consideration should be given as to whether the land was arable and not affected by any residual contamination from the nearby industrial lands. Relevant experts should be involved in the planning process.

[Actual speaking time: 8 minutes]

FLN-R21197, KTN-R20747 – Roy Ho

9. Mr Roy Ho made the following main points:

- (a) he was not a resident in the NENT;
- (b) it was a recently released movie *Interstellar*, which was about a pandemic blight destroying crops on earth causing food shortage, that led him ponder on the possibility of a global food shortage;
- (c) local agriculture had a role in planning. Other countries, notably the United States, provided subsidy to protect their local agricultural sector;
- (d) it was worthwhile to retain agriculture in Hong Kong. Besides, over-reliance on a particular sector such as financial services was

undesirable, as demonstrated by the recent global financial crisis;

- (e) a study predicted that by 2030 there would be a global food shortage due to overpopulation. In China, the local government had an indicator for food self-sufficiency rate (糧食自給率). Shanghai and Beijing were both pursuing a rate of 30% to 50%, whereas Hong Kong was with a rate of less than 2%. Political and economic reasons could potentially lead to reduction in food supply affecting Hong Kong. Food supply should be from trusted local sources and long-term planning in this regard was essential;
- (f) the Government also had the responsibility to cater the need of diversified lifestyles in Hong Kong. For farming, there were growing demands for various types of activities, such as agricultural workshop, holiday farmers, parent-child bonding farming, etc;
- (g) the agricultural land in the two OZPs was accountable for two-third of the local vegetable supply in Hong Kong. The NENT NDAs would not only be detrimental to local agricultural production but also cause permanent damage to the soil; and
- (h) although the need for housing was a fact, the role of agriculture must be recognized in planning as well. Once the agricultural land was used for development, it would be irreversible. Alternative land resources, such as the new Kai Tak development area and brownfield sites should be considered instead.

[Actual speaking time: 10 minutes]

FLN-R26, KTN-R20 - Siu Ho Fai

FLN-R633, KTN-R186 - Winnie Wan

FLN-R722, KTN-R274 - Chan Tsuey Hwa

FLN-R767, KTN-R319 - Ng Mei Lin

10. Mr Ng Cheuk Hang (吳卓恆) queried about the Board's arrangement of having 300 representers to attend the session but not everyone would have the time to speak. He demanded for an explanation on behalf of those attending representers but waiting at the ground floor lobby of the North Point Government Offices.

11. The Chairman said that the Secretariat had liaised with the contact person of 東北城規組 (the Group) to discuss the meeting arrangement. However, it was only just before the meeting today that the number of authorizations received by the Group and the list of speakers from the Group were passed to the Secretariat. Nevertheless, arrangement would be made for additional hearing session(s) if the oral submissions from the Group could not be completed by today's session.

12. Mr Ng said that from the start of the hearing meeting till now, Hong Kong had gone through the Occupy Central Movement in which the participants always said 'let's not forget our initial aspiration' (「毋忘初衷」). He considered that the reasons for such movement were related to the NENT NDAs and made the following main points:

- (a) villagers were forced to move out of their homes in NENT for the sake of NDAs providing accommodations for additional population. It was however noted that the private/public housing ratio was 60:40. According to information provided by the Development Bureau (DEVB) in its 「常人包」 (DEVB's Facebook account), of the 612 hectares of the total area of the NENT NDAs, only 36 hectares were for public housing. According to the proposal, the indigenous villages could stay put, but about 10,000 non-indigenous villagers would be affected. They were forced to relocate from their home which they and their families had inhabited in for a few generations. Even with the entitlement to special ex-gratia compensation, they would not be able to afford a new home. Those villagers would also lose their existing social ties. Their fates were in the Board's hand;
- (b) funding for the NENT NDAs was approved before the Board considered the representations and comments on the two OZPs. With details such as land resumption yet to be finalised, the

Government jumped the gun to apply for funding from the Finance Committee (FC) of the Legislative Council (LegCo) and to carry out population freezing survey;

- (c) there were also conflicts of interest in the LegCo's funding approval as some members of LegCo's FC such as Ng Leung-sing, Tien Pei-chun and Abraham Razack had property interests in NENT;
- (d) the NENT NDAs would involve \$120 billion. Any decision involving conflicts of interest and non-democratic process was unreasonable and should not be tolerated. It was the Group's aspiration for a righteous society that had prompted them to come forward to speak;
- (e) what was the aspiration of the Board members? The aim of town planning as stated in the TPB's website was obviously people-oriented. Planning should promote fairness, user-friendliness, and strike a balance among land allocation, society needs and environmental needs. That was not reflected in the case for the NENT NDAs;
- (f) the 37 hectares of land in Long Valley, KTN was zoned to "Other Specified Uses" ("OU") for development of a nature park. That was puzzling as the concerned area was already an existing nature park. Long Valley, being the habitat for migratory birds, was protected from development when Lok Ma Chau Spur Line was built;
- (g) according to the respective reports from Apple Daily and Independent Media in July 2013, Honourable Lau Wong-fat was the major shareholder of Grand Gain Investment Limited and Wing Tung Yick Investment Co Ltd. Those companies had acquired three pieces of lands within the "OU" zone in Long Valley in 1992 and 1997 involving a total area of 37,461ft<sup>2</sup>. Taking into account another 9,583 ft<sup>2</sup> of land acquired by Lau's daughter and son-in-law in the concerned area, Honourable Lau and his family would be able to

gain a compensation of about \$45 million based on the ex-gratia compensation rate of \$948/ft<sup>2</sup> for new town development zone;

- (h) as Honourable Lau Wong-fat was a member of the LegCo, representing the Heung Yee Kuk constituency, his land ownership in NENT under the names of two abovementioned companies was a direct conflict of interest. Presumably, owners of the affected lands were essential information in the planning process particularly as Honourable Lau Wong-fat had already declared his interests as being the shareholders of the two companies;

[Mr Roger K.H. Luk left the meeting temporarily at this point.]

- (i) rezoning of land involving a sizeable area owned by Honourable Lau Wong-fat seemed less likely to be a coincidence. The problem of such conflict of interest related to the NENT NDAs was believed to be just the tip of the iceberg;
- (j) it was noted from page 61 of the TPB Paper that Long Valley was already recognized as an existing nature resource. So the question was why wasting public money for compensating the owners by rezoning the concerned area into a nature park;
- (k) it was noted that Long Valley was within the boundary of the Sheung Shui OZP in 1994. It had now become part of the NENT NDAs and was included in the KTN OZP. It was simply scandalous if by doing so was to increase the green ratio of the KTN NDA;
- (l) it was doubtful whether planning was really for people, or young people, or whether it was to cater for the interests of developers and landowners. People were generally very dissatisfied with the Government policy blunder. The fact that the Government had bypassed the Board to apply for funding of the NENT NDAs from LegCo was grossly inappropriate. It was one of the key public

concerns raised in the Occupy Central Movement;

[Mr Roger K.H. Luk returned to join the meeting at this point.]

- (m) Members of the Board should inquire into the conflict of interest matter of the NENT NDAs if considered serious;
- (n) with its Chairman being an officer from DEVB and some members being Government officials, it seemed that the Board was set up to serve PlanD. It was noted that public officers would not directly answer Members' questions in the previous Q&A sessions. While the objective of town planning was to provide a more desirable living and working environment, there was hardly any public participation in the planning process and there were so many conflicts of interest involved;
- (o) many concerns were raised by representers in the past few weeks, and there were concerns on agriculture, elderly care homes, conflict of interest, and impact on the livelihood of villagers raised at the meeting today. It appeared that the responses provided in the TPB Paper were that it was not within the Board's jurisdiction to address those issues. According to the objective of town planning, the Board surely had the responsibility to deal with all those issues. Planning was not just about land uses and development restrictions, but was to provide a livable environment having regard to the relationship among people, society and the environment;
- (p) in preparing for the presentation, he tried to understand what were in the minds of the villagers by visiting and spending time with them. He also tried to make sure that what he would present to the Board reflected as accurately as possible what he had gathered from the villagers;
- (q) a proper public consultation should be done on the basis that the

information released/presented was comprehensible. The so-called public consultation materials for the NENT NDAs comprised of plans and materials that were not easy for the villagers to understand;

[Professor Eddie C.M. Hui left the meeting temporarily at this point.]

- (r) according to the poll conducted by Hong Kong University, 86% of the interviewees opposed to the current form of the NENT NDAs. Presumably, the Board was genuine in processing the representations and comments without involving any conflict of interest, but when there were so many objecting views, it was important to learn what kind of attention would the Board give to these views; and
- (s) he himself represented the voices of about 20 villagers, and they were the voices of the lower strata in the society. The NENT NDAs were a product of non-democratic, non-just planning system and the Board should put a stop to it. A comprehensive reform of the planning system should be carried out.

13. In closing, Mr Ng reminded the Board about the objective of town planning as stated in the Board's website and requested the Board to provide the legal base for limiting the speaking time of each representer to 10 minutes.

[Actual speaking time : 41 minutes]

FLN-R785, KTN-R337 -鄭貞

14. With the aid of a Powerpoint presentation, 陳文儀 made the following main points:

- (a) although she was not a resident of NENT, it did not mean that NENT was not of her concern as she and the villagers there were all citizens of Hong Kong. She was involved in art and youth education as well as community work;

- (b) planning was to provide a livable environment. Its ultimate purpose was to improve the quality of life of people, while striking a balance between the hard and soft factors, i.e. nature and the built environment. It was however not the case under current planning system. Moreover, it was catering for the benefits of large financial groups;
- (c) she objected to the current form of the NENT NDAs. An urban-rural symbiosis model should be considered instead;
- (d) due to the relocation of Choi Yuen Tsuen for the construction of Express Rail, she visited Ma Shi Po villages frequently during the past four years. Such a beautiful refreshing setting with trees, different types of plants, farming activities, etc. would help improve mental well-being;
- (e) as part of art education, she brought young people to FLN and KTN to understand the sentimental ties of the inhabitants to their villages. Development should not mean destroying someone's family home for another's, which contradicted the Government promotion materials about the importance of family;
- (f) she took her parents along in one of her visits to Ma Shi Po. Her mother was originally from the Mainland. During the visit, she was able to locate the place she first settled in Hong Kong and also recognized that there was still a connection between the land and farming. Knowing that there were still a group of farmers working, it was very important to allow a sustainable culture to carry on as it was part of our heritage;
- (g) her drawing titled 羅婆婆與奇異小樹林 (translation: Granny Law and the Amazing Wood) illustrated a truly self-sufficient and sustainable lifestyle at Ma Shi Po village with images of duck rearing,

interactions amongst villagers, and pond and road built by the villagers. If the Government would leave the villagers to determine what to build, the place would turn out much nicer and better to suit the need of its inhabitants;

- (h) there was a villager named 泉叔 (translation: Uncle Tsuen) who represented Hong Kong to go overseas to learn celery planting. When interviewed by the youth regarding his farming job, Uncle Tsuen considered that his family, his life and crop production were inseparable; and
- (i) TPB needed to be reformed and should be aware of its role and capacity to work for the benefits of the people. Conservation would improve the quality of life of people in Hong Kong; and
- (j) the Food and Agriculture Organization of the United Nation (UN) indeed forecasted that there would be a global food shortage. Development was not to bulldoze over something for erecting something else. Farming had raised countless families, representing a form of truly sustainable development.

[Actual speaking time : 9 minutes]

[Ms Anita W.T. Ma and Mr Sunny L.K. Ho left the meeting temporarily at this point.]

FLN-R804, KTN-R356 - Cheng Ka Wai

15. With the aid of a Powerpoint presentation, 梁曉文 made the following main points:

- (a) She was a comic artist and was initially invited to paint murals on the exterior of a house to at Ma Shi Po three years ago. She found the rural scene there with beautiful flatlands, farmlands, dogs, cats and goats deeply moving;

[Mr Frankie W.P. Chou left the meeting temporarily at this point.]

- (b) she often used raw material as a subject in teaching art and painting. She would teach children to appreciate art and nature by taking them outdoor to paint every week. She believed that in a civilized society, knowing how to appreciate art was important to their development. Einstein said that if one lived in the universe and did not know how to respect nature and appreciate earth creations, it was no different from being dead;

[Mr Sunny L.K. Ho returned to join the meeting at this point.]

- (c) she used to live in a squatter hut, and at one time, she witnessed the process of a butterfly emerging from a cocoon. Such real life encounter was very important for a child. She once heard from a tour guide at KTN saying that our children in future would not even know that chicken had two feet;
- (d) the reasons she painted animals like dogs and cats were that when the villages were destroyed in the name of development, tons of those animals would be destroyed as well;
- (e) the vegetables grown from Ma Shi Po were very sweet unlike those from the Mainland which had pesticides on them. Those locally grown vegetables by self-supporting farmers represented a good food source. There were friendly interactions between the vendor and customers. A city would be nourished with communities caring for one another other and caring for the environment;

[Mr Frankie W.P. Chou returned to join the meeting at this point.]

- (f) in her animated story titled 貓仙人故事之回去 (Translation: Cat Fairy Story – The Return), the protagonist was so fed up with city life and his hectic work in a big financial company that he left the city for

Ma Shi Po in the middle of the night and lived there happily ever after as a farmer. That story depicted the state of mind of many people in Hong Kong;

- (g) there were lots of beautification done to the village houses through the art projects she had involved in which attracted lots of outsiders to visit Ma Shi Po. Parents would take their children there to make contact with the nature, to do pottery, to see village houses, etc. There were pear trees there that resembled cherry blossom, and there were also horned goats and other cute animals. We should value the rural setting that Hong Kong had; and

[Ms Anita W.T. Ma returned to join the meeting at his point.]

- (h) it would take a very long time for a tree to grow. To destroy was much easier than to build and wounds would be inflicted in the process. Destroying one's home was like cutting into the person's artery which was very painful. If farmland continued to disappear, she did not know how she could continue to do art education. From both cultural and art perspectives, it was important to consider how we would educate our future generations.

[Actual speaking time : 8 minutes]

[Ms Christina M. Lee returned to join the meeting at this point.]

FLN-R809, KTN-R361 –黎名川

16. With the aid of a powerpoint presentation, 譚曉怡 made the following main points:

- (a) she was involved in art education and community art. While she was not a resident in the NENT, she cared about what was going to happen to the NENT;

- (b) she had a rather depressing dream last night seeing her close friends and villagers she had come into contact looking miserable in a four-walled high-rise apartment with no connection to the outside world;

[Mr F.C. Chan and Mr Ivan C.S. Fu returned to join the meeting at this point.]

- (c) she found herself very nervous having to speak in front of the Board and wondered why all of the villagers were only involved in the planning process in a passive way, i.e. they were just being informed about the development. Moreover, the proposed residential developments were not for them as they could not afford to buy any of the residential units;
- (d) there was no development per se in the NENT NDAs but a prescription of how to develop the area. People, community and the whole of Hong Kong were parts of a circle. Only if there were mutual interactions by means of a give and take relation amongst the three would the circle be completed;
- (e) since her coming into contact with Ma Shi Po Village, Ping Che Village and Kwu Tung Village, she had learnt a lot from the farmers about 'give and take', i.e. giving back what they took from the soil. In city life, we purchased what we needed and would continue to think that food could always be bought even for the decades to come. If we wanted natural environment somewhere, we would simply plant some green there. Nature however did not work in that way;
- (f) she as a potter began two years ago to source clay locally, and it was through that process that she realised that there was a connection between herself and the community. When she noticed how hardworking the farmers were in planting foods for the people, she

- sensed that her roots began to connect to the community;
- (g) she once learnt from a tourist guide in Ma Shi Po about the wisdom of an indigenous tribe in Africa in making decision about the use of land. It was believed that the land was never possessed but kept for generations to come and hence whenever a decision was to be made about a piece of land, the possible impacts on the future generations would have to be considered; and
- (h) comparing to the wisdom of the African indigenous tribe, our Government's vision was quite short-sighted and shallow by only seeing land in terms of potential number of flat production. We were also quite conceited in perceiving the relation of land with the natural environment. How we should interact with nature as well as community with nature was something to be pondered upon, and hopefully one day we would be able to form a complete circle.

[Actual speaking time : 10 minutes]

17. The meeting was adjourned for a break of 15 minutes.

[Dr C.P. Lau, Mr H.M. Cheung, Mr Frankie W.P. Chou, Ms Christina Lee and Ms Anita W.T. Ma left the meeting temporarily at this point.]

FLN-R819, KTN-R372 –Fung Po Yee

FLN-R843, KTN-R396 - Mary Chui

18. 黃永志 made the following main points :

- (a) he objected to the NENT NDAs. His childhood was spent in Peng Chau and he went to school in Discovery Bay, Lantau. With cleaner air, less stress and nature at his door step, he was happier then. A better living environment that made people happier was essentially what town planning was about;

[Ms Christina M. Lee returned to join the meeting at this point.]

- (b) after moving to the city during his secondary school years, he felt that the whole of Hong Kong had a problem. As the quality of life was deteriorating, he found that his health was not as good as before. The connection with nature was lost in the concrete jungle. As there was no place to run around and air pollution was serious, he developed hay fever;
- (c) the NENT NDAs were mainly to urbanise the rural area, which would result in the lost of natural environment. That would affect us and particularly our next generation in terms of interaction with nature. Hong Kong was a prosperous city but lots of people were living unhappily and suffering from depression. The situation could be changed through planning and there was an absolute need to do so;
- (d) the emphasis in Hong Kong was on the growth of GDP but not the quality of life. One must not think that continued urbanisation would make Hong Kong more prosperous and its people happier. The rather odd political system and development pattern here with the continuous emphasis on economic development while neglecting the environment would somehow turn away quality industries from overseas;
- (e) there were already lots of commercial districts in Hong Kong Island and Kowloon East would be developed into a core business area. The NENT was considered to be a leisure area and a back garden of Hong Kong. If it was to be developed into commercial use for high-tech industries, that last piece of serene land would become polluted;
- (f) places like NENT and Lantau were weekend retreats for people to get away from the overcrowded urban area. People in Hong Kong were facing pressures from work, school, etc., while places that would let

them to quiet down and be recharged were lacking. If shopping in Mongkok, Causeway Bay and Tsim Sha Tsui were the only activity available, people would be bored. If the Government aimed to pursue a harmonious society, which required a pleasant/balanced lifestyle, the gain in flat production was simply not worth to develop the NENT NDAs. The crowded urban area had prompted many problems, such as conflicts within the family leading to depression, family violence, etc.;

- (g) the reason of their objection was that they did not want to wait until the problem of governance got politically out of hand. The reason for the Occupy Movement which covered three districts was to a great extent to do with the NENT NDAs. The way LegCo handled the advanced works package of the NENT NDAs revealed to people of Hong Kong what legislative violence and institutionalised violence were all about. The aggressive curbing of the filibuster in June 2014 for passing funding approval of the advanced works of the NENT NDAs, being a scheme of collusion between Government and the business sector, had caught attention of many young people;
- (h) there were also other issues that had antagonised the young people such as the displacement of the elderly care homes at Dills Corner Garden which would affect about 1,000 elderly people. The current Government had no respect for the elderly. As per the Government's document, the phased relocation of the elderly would begin in 2018. For the next ten years or so, it would be a torture for the elderly who would be worrying sick. Besides, arsenic was found underneath Dills Corner Garden which was a threat to the elderly during site formation works for the NENT NDAs;
- (i) collusion between Government and the business sector in Hong Kong was a serious matter. According to The Economist, the crony capitalism index in Hong Kong ranked no. 1 in the world. Crony capitalism would affect Hong Kong competitiveness and our room for

growth. Cronyism was manifested in monopolistic practices in the areas of politics, economic and community;

- (j) lots of developer had already assembled lands prior to the announcement of the NENT NDAs. After the announcement, Henderson's stock price immediately rose by 6% in a day which was a quite a rise for a blue chip stock. The NENT NDAs which was seen as a product of collusion between Government and the business sector led to public discontent. So one of the most voiced out concerns in the Umbrella Movement was real estate monopolization;
- (k) with other worries associated with the NENT NDAs including Hong Kong-China integration, population replacement, visa exemption for Mainland visitors, etc., a much bigger Umbrella Movement would be coming;
- (l) he was not totally against the NENT NDAs but in Hong Kong, it was odd that all the resources were focused on development of real estate and finance services. For instance, all six industries identified by the ex-Chief Executive Donald Tsang virtually became real estate development, and even the West Kowloon Cultural District was already criticised as being a real estate development project 10 years ago;
- (m) the new generation in Hong Kong wanted to have public housing or affordable private housing, but not super luxury housing. In Europe like Germany, the youth would rent rather than buy flats. The NENT NDAs were not a balanced development which would respect people and focus on improving the quality of life, etc; and
- (n) if the NENT NDAs were allowed to proceed, he was sure that people would definitely rally to LegCo to object. Approving the NENT NDAs would be setting a political time bomb.

[Actual speaking time : 20 minutes]

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

FLN-R900, KTN-R453 –Candy Tong

19. Mr Wong Kai Yeung made the following main points:

- (a) He was a doctorate candidate at the Hong Kong University. The Board should uphold the representations and reject the NENT NDAs as matters of highly controversial nature were involved;

[Professor S.C. Wong left the meeting temporarily at this point.]

- (b) funding had not been lawfully obtained from the FC of the LegCo. On 27.6.2013, the Chairman of FC refused to allow members to raise questions and put the agenda item to vote when a substantial number of members were not even in their seats;
- (c) for a FC Chairman to disregard the need of a fair procedure was profoundly depressing and alarming;
- (d) for the challenge of the FC's decision, he surmised that the Government would rely upon the case of Leung Kwok Hung (LKH) vs President of LegCo, i.e. the unsuccessful challenge of the decision of the President of the whole LegCo to end a so-called filibuster. That decision however was distinguishable in law and on its facts from the present subject context. Nevertheless, the Court was required to inquire into the internal workings of the LegCo if and when the Basic Law so required as reflected in the main judgment of the Court of Appeal. Although the Court of Final Appeal subsequently and eventually found no breach of the Basic Law in the LKH vs President of LegCo case, it could not be determinative whatever to the present case;

- (e) unlike the President of the whole LegCo whose constitutional power presided over the meeting would effectively override any of the rules of the procedure, the Chairman of FC had no similar power in relation to the meeting of FC;
- (f) while it was not a breach of the provision of the FC procedure necessarily made the decision in question void. Such breaches must be reviewed in the light of all aspects of unfairness such as the obvious conflict of interest as mentioned by other representers earlier and be considered in aggregate those procedural breaches and aspects of unfairness;
- (g) for the NENT NDAs case, it should be subject to democratic control and meaningful consultation with the community. The Government however, while committing itself to proper consultation, did not advise that any decision to follow would be based on the view of the people of Hong Kong; and
- (h) if the Board approved the NENT NDAs, it would frustrate the democratic purpose of the consultation process and there would be a risk of legal challenge.

[Actual speaking time : 9 minutes]

FLN-R958, KTN-R511 - Chloe Wong

FLN-R974, KTN-R527 - Joe Wong

FLN-R975, KTN-R528 - Noel Leung

FLN-R998, KTN-R551 - Alex Yim

FLN-R1034, KTN-R587 - Sochiyung

FLN-R1079, KTN-R632 - Paula Wong

20. With the aid of a powerpoint presentation, Mr Chow Sung-ming (鄒崇銘) made the following main points:

- (a) following his oral representation a month ago on the subject OZPs, he had submitted further written representation to the Board but was not accepted by the Secretariat as it was submitted out of time. He had compared the proposed NENT NDAs with Tin Shui Wai as well as raised a few questions on the numbers in relation to the NENT NDAs in his further submission which was published in the Economic Journal three days ago ;

*Agricultural Policy:*

- (b) there was hardly any open discussion on agricultural policy for the past couple of decades. The last consultation on the matter took place in 1999 but was limited only to the agricultural sector. The information as to how agriculture was positioned in Hong Kong or about its future development was simply lacking;
- (c) contrary to the World Trade Organization (WTO) countries including China, the development of agricultural sector in Hong Kong was basically left to the free market as per the website information of the Agriculture, Fisheries and Conservation Department (AFCD). Such a system for agricultural production did not exist in the European Union (EU). If provision of essential services/products like education and medical care was left to the free market, most people would not have access to them. Food was a basic necessity. Under a free market system, if there was a food shortage, it simply could not cope with the situation. The Government had the responsibility to ensure food sustainability and safety, particularly when there were concerns on the Mainland's toxic food like contaminated milk powder, vegetables, fish, etc. and climatic change such as sand/dust storm;
- (d) the food self-sufficiency rate in Hong Kong was low. As a responsible government, agricultural policy in that regard was an issue that should not be avoided. With our increased dependency on food imports from the Mainland and other countries, our understanding and

knowledge of agriculture and rural ecosystem would gradually become less. Rural areas might even disappear altogether for our future generations, rendering them ecologically illiterate;

- (e) historically, AFCD was placed under the then Planning, Environment and Lands Branch before year 2000 and currently under the Food and Health Bureau (FHB). The discussion on agricultural matters had since changed from planning and land-focus to food safety-focus. It was under that historic context that the misconception of agriculture as a matter of food supply and safety took shape, i.e. agricultural-related issues were of no concern as long as food supply and safety had been dealt with;

[Mr Stephen H.B. Yau left the meeting temporarily at this point.]

- (f) agriculture involved many aspects of technology and knowledge including environment, ecosystem, genetic alteration, industry, logistics, marketing, operation, consumption, etc;
- (g) it seemed unfair for the Board to address agricultural policy/issues which should be the responsible of FHB. The Board however had provided a platform for the public to express their concerns. Besides, agricultural matters were also related to planning and land administration;

#### *Agricultural Land for Residential Development*

- (h) the Landscape Value Mapping of Hong Kong (2005) provided the overall broad land use and landscape spatial pattern of Hong Kong. The usage of a piece of land should not be considered in isolation. For instance, a piece of land within the wetland area with ecological values for migratory birds would not be suitable for 'wall-like' development;

[Mr Dominic K.K. Lam left the meeting at this point.]

- (i) the Chinese term 景觀 ('Landscape Value') related to visual value was a bit misleading. Landscape involved ecological system and its value was not just visual, but the overall properties associated with landscape resources;
- (j) the slide titled 現時新界北區主要農地 (*Existing situation of agricultural land in the North district of New Territories*) revealed that agricultural lands in the NENT, particularly around the area of Kwu Tung to Ping Che and Queen's Hill, were the only ones left relatively intact and existed in harmony with the surroundings. Those lands at the fringe of the urban area were important assets worth conserving. The damage done to farm land would be irreversible and our future generation would be affected. Farming was not only for food supply but related closely with and contributed to urban-rural symbiosis;
- (k) great differences were spotted when comparing the Hong Kong 2030 (HK2030) Preferred Development Option with the Landscape Value Mapping of Hong Kong. As per the plan showing HK2030 Preferred Development Option, the proposed residential areas were illogically/unsystematically scattered like pimples in and around the agricultural areas, such as Lam Tseun, Kam Sheung Road along West Rail, area around Kam Tin River, while some concentrated at Nam Sang Wai forming a wide patch on the plan. As Nam Sang Wai was a wetland area and a buffer zone for the RAMSAR site, its inclusion for residential development was beyond fathom. It was puzzling as to under what criteria the proposals of HK2030 were made and whether there was some sort of agreement reached between PlanD and the relevant landowners;
- (l) of the approximately 4,000 ha of agricultural land in Hong Kong, a sizeable portion was planned for residential use. The planning intention for "Green Belt" ("GB") was therefore meaningless. In 2007, Professor Tang Bo-sin pointed out in his paper on the historical

change of green belt in Hong Kong from 1990 onward, the approval rate for application to the Board for turning green belt and agriculture land for residential purpose, including Small House, was as high as 70% to 80%. It seemed that policy-wise it was generally acceptable by the Government to allow green belt to be used for residential development. The “GB” zoning hence was an interim arrangement to reserve land ultimately for residential development;

- (m) addressing the concerns on agriculture land would be difficult under the framework as per the HK2030 Preferred Development Option which allowed proliferation of residential uses in the rural areas. The unsystematic scattering of proposed residential areas as shown on the plan was not something a responsible Government would do. With the recommendations of the HK2030 Study, the Government seemed to have handed over its planning powers for the rural areas to other parties. That explained the chaos as reflected in the developments at Kam Tin North around the Sun Hung Kai’s Sai Po Tsuen residential project and Wing Kei Tsuen commercial project where high-rise buildings, farmland, storage yards and villages were unsystematically put together forming a messy picture. Similar situation also was applicable in the NENT and NWNT;

*The Need for Alternative model for economic and land development*

- (n) Hong Kong had put emphasis on the financial services and property sectors, though different terms of Government had mentioned the need for diversification of industries. It was rather short-sighted of the Government to boost the growth of Hong Kong by keeping the GDP up in the short run;
- (o) although infrastructure and real estate development would stimulate economic activities and create jobs, the growth would not be sustained as in the case of Tin Shui Wai. Dubai was another noteworthy example. Through large scale infrastructure development, Dubai was

transformed within a decade into a real estate market with the most potential in the world and was regarded as the future rising star, but three years ago, it began to experience decline. Singapore was another good example. Through massive reclamation to create land for development to sustain the economy, which was a short-sighted approach to economic growth, Singapore had created a bubble and it was predicted by the Fortune Magazine that the bubble would soon burst;

- (p) the Hong Kong's 10 Major Infrastructure Projects announced in the 2007 Policy Address had respectively commenced and the question was that whether there would be any other striving forces for economic growth once these projects were all completed;
  
- (q) instead of concentration on short term economic growth or relying on property development, the Government should think about the assets Hong Kong had, i.e. the Treasury reserves and our quality manpower resources, and how to make good use of them for long-term sustainable development. That was similar to the idea illustrated in a book by Woody Tasch entitled 'Slow Money'. In the United States, once taking the presidency, Obama invested substantially into green economy and various types of environmental products not for fast immediate return but to cater for the need of the future generation. If our HKSAR had such a vision, it would make good use of its fiscal reserve of \$750 billion instead of overtaxing the rural environment;
  
- (r) hydroponics farming (or controlled environment hydroponics technology for farming) as featured in PlanD Annual Report 2014 if using agricultural land would cause permanent damage to the soil as the farmland would be paved with concrete in order to accommodate a hydroponics greenhouse;

[Ms Christina M. Lee left the meeting temporarily at this point.]

- (s) in the movie 'Intestellar' as mentioned earlier by another representer, there was an important message about soil, i.e. it had always been the ecological base for living organism to survive. The UN would celebrate International Year of Soils in 2015. In Hong Kong, consultation on agricultural policy would be coming up but the focus seemed to be on high tech, capital-extensive approach for future farming development, which contradicted the world trend. To other countries, soil conservation and soil resource management were the basis of global sustainable development;
  
- (t) in 2004, the New Conservation Policy (NCP) was promulgated by the then Secretary for Environment, Transport and Works, Liao Sau-tung. An important aspect of NCP was the public-private partnership scheme (PPP) as illustrated in the Sha Lo Tung and Fung Lok Yuen cases. Conceptually, PPP under NCP represented a step forward when comparing to completely letting go the agricultural land for residential uses. Its implementation had however deviated from its intention. The Sha Lo Tung case was still unresolved after many rounds of discussion. As for the Fung Lok Wai case, it was approved by the Board a year ago but the proposed development certainly contradicted the intention of PPP, and issues such as the setting up of management committee had not been addressed. In general, PPP under NCP required a nature conservation trust, resource allocation plan and relevant information as to how the remaining wetland was to be managed;
  
- (u) it was believed that PPP's original intention was to provide a platform for different stakeholders including villagers and farmers to strike a balance for an urban-rural integration scheme/development model that would be acceptable by parties concerned. PPP however had turned out to be landowner and developer-led. Concerned parties including green groups and the public were only made known to the project through newspaper/posting after developer submitted the application;

- (v) before promulgation of NCP, the Efficiency Unit, a division under the Chief Secretary of HKSAR, already regarded PPP an important element in public sector reform. The Unit had formulated guidance for PPP but the procedures were not followed by the Sha Lo Tung and Fung Lok Wai projects in terms of departmental consultation, assessments on financial risk, resource allocation and cost effectiveness. In the Fung Lok Wai case, there was basically no participation from other government departments except AFCD;
  
- (w) PPP was not necessarily negative. There should be a way to take the views of the land owners, residents like indigenous villagers/villagers and other stakeholders such as conservation group into consideration. In-between no development at all and bulldoze-type of development resulting in permanent irreversible damage to the rural area, a half-way house scenario could be achieved with PPP, striking a balance between conservation and development that could be acceptable to parties concerned;
  
- (x) in May 2011, following China joining the Convention on Biological Diversity (CBD), Hong Kong was included in the CBD. Subsequently, a Biodiversity Strategy and Action Plan (BSAP) was underway for Hong Kong which covered not only country park and conservation areas but also vast extent of land and ocean area. The BSAP involved wide participation from green groups and academics and would have to be finalised by April 2015 as required by the CBD;
  
- (y) if BSAP was to be implemented, we could not rely on the current environmental impact assessment (EIA) approach as it was not meant to address projects of a wider regional scale. Strategic Environment Assessment (SEA) would be of relevance, but unfortunately SEA had no clear status in the HKSAR as to when it should be done or not. Take for example the 80 “GB” sites at the fringe of urban areas and conservation area were for housing purpose as per the Policy Address, it appeared to be a large scale infrastructural change, SEA should be

- undertaken according to its criteria but that was not done;
- (z) in view of the uncertainty of PPP, the BSAP and other related policy, the Board must think carefully and consult relevant parties before making an informed decision, and in that regard he had reservations about the NENT NDAs; and
  - (aa) he was not against the conversion of agricultural land but there should be restrictions to avoid short-term speculation which would override society and environmental benefits. Action motivated by speculation and greed would end up like killing the goose that laid the golden eggs, losing out the long-term gains. A high value-added development project that would achieve conservation should be the way forward. In this regard, consideration could be given to Eco Village as a development approach to achieve urban-rural integration. Scotland and Sanya were examples of the development of low impact eco villages, zero carbon buildings.

[Actual speaking time : 62 minutes]

LN-R773, KTN-R325 - 李凱琳

21. 譚銘龍 made the following points:
- (a) it was claimed that the need for NENT NDAs was to solve the housing problem of younger generation and also the lack of developable land in the urban area. Such justification was questionable as the amount of land for providing residential development only involved 39 hectares out of some 600 hectares of land - a rather small proportion of the total development area of the NENT NDAs. It could argue that there were other requirements to meet the need of the new community in the NENT NDAs;
  - (b) solving the problem of housing shortage might not necessarily require developing a new town or a new community. According to the Government, there were close to 4,000 ha of vacant land in Hong Kong.

The Government could consider putting such land resource for residential use. Instead, the Government argued that most of the vacant land was small and piecemeal land parcel not suitable for development. It was however noted that according to the 2013-14 Land Sale Programme, land as small as 0.025 ha was put to land auction for development;

- (c) according to the Government, there was land specifically reserved for agricultural rehabilitation at KTS for the 28 ha of farmlands affected by the NENT NDAs. That however might not solve the problem as it could not be ensured that relevant land owner would lease the land out for such purpose on a long-term basis. It seemed that the Government had not done anything in that regard to make that assurance;
- (d) huge conflict of interest involving government officials and LegCo members had not yet been resolved. For instance, the Secretary for Development had not provided a satisfactory response with regard to the 15,000ft<sup>2</sup> of land in KTN owned by his family's company. Whether the land was already sold and whether there was other conflict of interest issue was unknown. That was also the same with Lau Wong Fat. The NENT NDAs, if allowed to proceed, would immediately benefit the Government and developers but not the people of Hong Kong; and
- (e) Board members should seriously respect the representers' views in considering the NENT NDAs. The representation hearing arrangement should also be reviewed. The documents and plans were hard to understand and full of jargons. With 300 people invited to the hearing session, and each given 10 min speaking time, it would be impossible to hear all the representation in one session.

[Actual speaking time : 10 minutes]

22. The meeting was adjourned for a lunch break at 1 p.m.

23. The meeting was resumed at 2:30 p.m. on 17.12.2014.

24. 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 K.C. Chau

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr F.C. Chan

Mr Francis T.K. Ip

Director of Lands

Ms Bernadette H.H. Linn

Principal Environmental Protection Officer (Strategic Assessment)

Environmental Protection Department

Mr Victor W.T. Yeung

Director of Planning  
Mr K.K. Ling

Presentation and Question Sessions

[Open meeting]

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

- Ms Maggie M.Y. Chin - District Planning Officer/Fanling, Sheung Shui & Yuen Long East (DPO/FS&YLE, 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-R866, KTN-R419 – Betty Chiu

- Mr Wong Ho Ming (東北城規組) - Representer's representative

FLN-R851, KTN -R404 – Minnie Au

- Ms Leung Chung Yan, Gloria (東北城規組) - Representer's representative

FLN-R1294, KTN -R848 – 冼太

- Mr Li On Yin (東北城規組) - Representer's representative

FLN-R1297, KTN-R851 – 盧偉明

- 張定邦先生 (東北城規組) - Representer's representative

FLN-R1158, KTN-R712 – Cheung Hiu Kwan

陳艷珠女士 (東北城規組) - Representers' representative

FLN-R1301, KTN-R855 – 陳婆婆

司徒偉橋先生 (東北城規組) - Representers' representative

FLN-R1296, KTN-R850 – 盧雄輝

郭耀昌先生 (東北城規組) - Representers' representative

FLN-R1354, KTN-R908 – Chan Lai Chu

劉沛然先生 (東北城規組) - Representers' representative

FLN-R1300, KTN-R854 – 陳生

楊翠萍女士 (東北城規組) - Representers' representative

FLN-R1298, KTN-R847 – 盧振華

周明月女士(東北城規組) - Representers' representative

FLN-R2161, KTN-R1709 – Tam Wai Yi, Ivy

謝艷霞女士(東北城規組) - Representers' representative

FLN-R1703, KTN-R1253 – 曾小姐

FLN-R1706, KTN-R1256 – Chiu Wing Suet Conney

FLN-R1807, KTN-R1357 – Jane Yeung

FLN-R2007, KTN-R1557 – 歐怡雯

FLN-R2135, KTN-R1682 – Wes Fok

鐘偉光先生 (東北城規組) - Representers' representative

26. The Chairman said that the meeting on the day was for representers who had authorized 東北城規組 (the Group) as their representatives to make oral submissions to the Town Planning Board (the Board). Over the past months, the Board's Secretariat had kept liaising with the Group for their attendance or authorization list, and no such

information was received as at the day before the meeting. On the morning of the meeting day, representers' representatives with about 32 verified authorizations were registered at the Secretariat's counter. He noted that there might be some representers or their representatives who would like to make oral submissions at the present meeting but had not yet registered, and urged them to register so that the Secretariat could work out the total time required. The Chairman proposed and the meeting agreed that if the Board could not hear all the registered representers or their representatives on the day, more meeting sessions would be arranged. The representers or their representatives would be informed 7 days in advance of the meeting dates.

27. The Chairman then invited the representers' representatives to elaborate on their representations.

FLN-R866, KTN-R419 - Betty Chiu

28. Mr Wong Ho Ming requested the Chairman to go down to the G/F lobby of the building to explain to villagers/residents of the Northeast New Territories (NENT) on the rationale of arranging 300 representations with a total speaking time of 3,000 minutes on a one-day hearing session. He also said that some representers had taken leave from work and travelled a long distance to the meeting venue, but was not allowed to make oral submissions at the present meeting. He also considered that the Board should hold the hearing on weekends rather than on weekdays.

29. In response, the Chairman reiterated that so far the representers' representatives with about 32 verified authorizations had registered with the Secretariat. As for holding the hearing on weekends, the Chairman said that there were already whole-day hearing sessions for the subject Kwu Tung North (KTN) and Fanling North (FLN) Outline Zoning Plans (OZPs) on three consecutive weekdays, and a regular Board meeting on Friday. Recently, the hearing meeting for another OZP was held on the remaining weekday. The weekend was required for the Secretariat to prepare for the meetings. He also said that he still needed to continue to chair the meeting for hearing the oral submissions of the registered representers' representatives and therefore could not meet the villagers/residents at the G/F lobby in person, but the Secretariat had already explained the hearing arrangements to them a while ago.

30. Mr Wong Ho Ming then commenced his presentation and made the following

main points :

- (a) the KTN and FLN OZPs affected tens of thousands of villagers/residents in the NENT New Development Areas (NDAs) involving several generations who preferred to live in the tranquil environment there and did not want to leave. The Stage 1 public consultation of the NENT NDAs Planning and Engineering Study did not involve those villagers/residents and the banners promulgating the public consultation were mounted far away from their homes. The adoption of the land use proposals on the OZPs would deepen the confrontation in society;
- (b) the Legislative Council had already approved the funding proposal for the site formation and engineering infrastructure works for the NENT New NDAs development, which reflected that the role of the Board to consider the subject OZPs was not respected;
- (c) the NENT NDAs development could not resolve the housing problem. The Government said that the public-private housing ratio of the two NDAs was about 50:50, but could not provide the land area figures for both housing types;
- (d) the Professional Commons (公共專業聯盟) had already proposed alternative solutions to resolve the housing problem, such as developing the Fanling Golf Course (170 ha), vacant government land (about 2,000 ha) and the village areas (about 900 ha) for high-density development. The NENT NDAs development was in fact a transfer of benefits to the large developers through land exchange; and
- (e) the housing land constituted only 6% to 7% in the overall land use budget of the NENT NDAs development, of which less than half was for public housing. The affected villagers could not be rehoused in the public housing as they needed to queue for the allocation of the units. A cash compensation of \$ 600,000 was not sufficient to purchase a private flat. In fact, the villagers demanded for 'no removal, no

clearance'. The NENT NDAs development would cut off the existing community network of the elderly villagers who would then feel lonely and their health would deteriorate rapidly;

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

- (f) as society had strong objections to the NENT NDAs development, the Board should not be a 'rubber stamp' and should reject the OZPs;
- (g) the Chairman should refrain from chairing the meeting to avoid conflict of interest as the OZPs were proposed by the government departments while he was a government official; and
- (h) he requested the Chairman again to meet the villagers/residents who were waiting at the G/F lobby at the moment or after the meeting.

[Actual speaking time : 10 minutes]

FLN-R851, KTN-R404 - Minnie Au

31. With the aid of Powerpoint slides, Ms Leung Chung Yan, Gloria made the following main points:

- (a) the NENT NDAs were not an abandoned area, but had existing villages, economic developments and active good quality agricultural land, as well as natural ecological areas like streams and woodland with old tree incubating a lot of animals. It was not necessary to create an ecological park as proposed in the NENT NDAs development to replace the existing natural habitats. She felt distressed to see many animals residing in the NDAs area, such as dogs and cats, having to be removed for human development;
- (b) the villagers were the pioneers in the area and made their life-long efforts to build their houses there, but each of them was only worth a cash compensation of \$600,000 that was not sufficient to buy a private flat of about 200 ft<sup>2</sup> to 300 ft<sup>2</sup>. The existing elderly home in Dills Corner Garden was enjoying a very nice environment, and the elderly

might not adapt to the environment of the proposed new elderly home. The NENT NDAs plan was not 'people-oriented' and was inhumane;

- (c) the NENT NDAs development would destroy a quarter of the total agricultural land in Hong Kong, and Hong Kong people could not readily enjoy their own vegetable supply as in other countries like Singapore; and
- (d) she requested the Board not to be a 'rubber stamp' and to help the local villagers/residents.

[Actual speaking time : 10 minutes]

FLN-R1294, KTN -R848 - 洗太

32. In response to Mr Li On Yin's enquiry on the dates of the additional hearing sessions, the Chairman said that it could only be determined when the Group had registered with the Secretariat all the authorizations the group had obtained such that the dates for any further meeting sessions could be arranged. He urged the Group again to register with the Secretariat if they had more authorizations in hand so that the Board could hear all the authorized representatives on the day as far as possible. If the Board could not hear all the authorized representatives on the day, more meeting sessions could be arranged.

33. In response to Li On Yin's enquiry, the Secretary replied that the TPB papers uploaded onto the Board's website had already incorporated the replacement pages handed over to the representers' representatives on the day of the meeting. In response to Li On Yin's another enquiry, the Chairman confirmed that the work of the Board and the hearing meeting conducted were in accordance with the Town Planning Ordinance (the Ordinance).

34. Mr Li On Yin then made the following main points:

- (a) paragraph (c) of the replacement page 60 of TPB paper No. 9748 (Chinese version) stated that the issues on land acquisition/reprovisioning, rehousing and compensation were outside

the purview of the Board. It was contradictory to section 4(2) of the Ordinance which stated that the Board might recommend to the Chief Executive in Council the resumption of any land that interfered with the lay-out of an area shown on a draft or approved plan. He opined that even if the land fell outside the statutory plan area, the Board could still recommend to the Government resumption of the land so that land in NENT NDAs would not be required for the development. He wondered whether the Board had already decided not to recommend land resumption to the Government. He also requested the Board to acquire information from the relevant government departments on the location of the land to be resumed and the progress of the land resumption;

(b) while the current food supply of Hong Kong was mainly from the Mainland, based on some news reports, farmland suitable for agriculture in the Mainland was decreasing with the increasing threat of ground water contamination and industrial pollution. There was also a news report that the Agriculture, Fisheries and Conservation Department (AFCD) followed the standards of the Mainland, rather than the United States, in testing vegetables, which in fact had lowered the standard of food safety in Hong Kong. With the displacement of vast areas of farmland in the NENT NDAs, Hong Kong could only rely more on the importation of vegetables from the Mainland. He opined that should there be sufficient vegetable supply produced locally, Hong Kong would not only cater for its own need, but could also turn around to supply vegetables to the Mainland. The planning of agricultural land therefore intertwined with the long-term food safety issue in Hong Kong. However, with reference to page 114 of the TPB Paper No. 9747, agricultural land was reserved in the NENT NDAs only for the affected villagers to continue their farming activities, without taking into consideration the need for long-term development of the agriculture industry in Hong Kong;

(c) while he raised the food safety concern and a representer's

representative in the morning session, who was a professor, also pointed out the need for an agricultural land policy in Hong Kong, there was no such information in the TPB Papers. The Food and Environmental Hygiene Department (FEHD) only indicated in the TPB papers that they had no comments on the draft OZPs. According to section 3(1) of the Ordinance on the 'Functions of the Board', the Board should undertake systematic preparation of statutory plans for the promotion of the health, safety, convenience and general welfare of the community. Given the food safety concern raised in the representations, the Board should acquire the relevant information from the government departments before making a decision; and

- (d) according to section 4 of the Ordinance, the Board's draft plans might show or make provision for green belt, zones or districts set apart for use for agriculture, etc. He noted that a consultation exercise on the overall agricultural policy in Hong Kong would soon commence. The Board should defer its decision on the OZPs until the completion of the public consultation when the public views on agricultural policy were better known. Otherwise, the Board might be alleged of negligence in considering all relevant information when making a decision.

[Actual speaking time : 11 minutes]

FLN-R1297, KTN-R851- 盧偉明

35. Mr 張定邦 made the following main points:

- (a) the Board had no sympathy for the elderly who would be uprooted and moved to the urban areas for the NENT NDAs development. The cash compensation offered was so little that it could not support the future living of the elderly;
- (b) he was not clear whether the public housing in the NENT NDAs development would be allocated to the affected villagers or those already on the waiting list for public rental housing (PRH). There was

already a long waiting list for PRH, and if the affected villagers jumped the queue, the waiting time for those already on the list would be lengthened and people aged 30 to 40 like him would still need to live with their parents. He also queried whether people from the Mainland would have priority in the allocation of the PRH units in the NENT NDAs development;

- (c) the NENT NDAs development would bring in air quality and air ventilation concerns and he queried what measures would be provided to ensure that the affected villagers would have a healthy living environment;
- (d) economic benefits arising from the NENT NDAs development should not override the needs of the elderly who were accustomed to the current living style and social network there, and had a strong sense of belonging to the area;
- (e) he preferred to reclaim the Shenzhen River for new development, if needed, as the Mainland-Hong Kong border was no longer required with the increasing integration of the two areas. He also suggested developing the Fanling Golf Course site which would be sufficient to provide housing land; and
- (f) he urged the Board to deliberate the OZPs with a view to retaining the existing community network, especially for the elderly.

[Actual speaking time : 11 minutes]

FLN-R1158, KTN-R712 – Cheung Hiu Kwan

36. Ms 陳艷珠 made the following main points:

- (a) the residents of the Kwu Tung South felt distressed by the NENT NDAs development and considered that the preparation of the OZPs was very hasty without consulting the local residents;

[Mr H.W Cheung arrived to join the meeting at this point.]

- (b) the Fanling Golf Course, of which the tenancy could be terminated with a one-year advance notice, should be developed first for rehousing the affected residents or for land exchange. Developing the Fanling Golf Course site was more efficient economically and would not affect so many people living in the areas proposed for the NDAs for several generations, as well as the commercial, industrial and agricultural activities currently in the areas;
- (c) the residents were currently enjoying a low-density, tranquil environment without any need to pay rent. They had not requested the Government for provision of community facilities and infrastructure to the areas, and there were no reasons for the Government to acquire their land for development; and
- (d) unlike the projects carried out by the Urban Renewal Authority, there was no 'flat-for-flat' compensation policy in the NENT NDAs development. A cash compensation of \$600,000 was insufficient even for the agent fees and property tax involved in purchasing a new flat. All she wished was to stay in her flat that was passed down from her parents without having to pay any rent forever.

[Actual speaking time : 6 minutes]

FLN-R1301, KTN-R855 – 陳婆婆

37. Mr 司徒偉橋 made the following main points:

- (a) he had forfeited his daily wage of \$1,800 for the 10-minute oral submission at the present hearing session as he had to express his views to the Board. He considered that the NENT NDAs development had to be abolished as the areas involved were the most important agricultural base in Hong Kong. Hong Kong should not give up its agricultural industry, otherwise, the future generations would not know where their vegetables came from;
- (b) there was not much farmland left in Hong Kong and farmland of

substantial size was located in Ma Shi Po covered by NENT NDAs. Hong Kong should not rely solely on the vegetable supply from the Mainland as pesticides were heavily used in the farming practice there. Hong Kong needed to diversify its sources of vegetable supply. The living of farmers should be protected and enhanced with provision of education, farmland and subsidies;

- (c) despite that Hong Kong's agricultural industry had low economic efficiency, it should not be considered as not important. Hong Kong still had a group of enthusiastic farmers who were working hard for a very low income to meet the community's need. Those farmers should be respected rather than dispelled. The golf course which was for the enjoyment of a small sector of the community should first be developed; and
- (d) the NENT NDAs development involved collusion between the Government and developers, and the personal interests of the government officials who had cumulated land in the area. Hong Kong people should have the rights to decide the future use of their land. He would continue to protest if the NENT NDAs plan was not abandoned.

[Actual speaking time : 8 minutes]

FFLN-R1296, KTN-R850 – 盧雄輝

38. Mr 郭耀昌 made the following main points:

- (a) he invited the Chairman to go to the G/F lobby of the building to meet the residents/villagers. He considered that the NENT NDAs development was controversial especially on how the plan was drawn up and the fairness of the Government in handling the personal interests of the government officials involved in the project;
- (b) planning should be people-oriented, which was not difficult to comprehend as it was just to meet the basic needs of people, i.e. communication, companion and compassion. The Occupy Central

Movement was a people-oriented community built up by people. That community had its own laws and orders, an efficient resources collection/allocation system and various sharing/discussion forums to foster close interactions. It lasted for more than two months until it was brutally cleared by the Government. Unlike the public open spaces in the housing estates, the piazza in the Occupy Central Movement was formed by people and functioned properly;

[Mr Ivan C.S. Fu returned to join the meeting at this point.]

- (c) as in the cases of Tze Tin Tsuen (紫田村) in Tuen Mun, and Choi Yuen Tsuen (菜園村), people-oriented communities were removed brutally by the Government, while the new developments were not for people;
- (d) the planning of NENT NDAs development was not for people, that was similar to the current hearing arrangement in which about 300 representers were invited to make their oral submissions at the meeting in one day. The Government consulted the public on the NENT NDAs development with a foregone conclusion and the public consultation was a just matter of procedure;
- (e) the benefit of the NENT NDAs development was one-off and not sustainable. Nothing would be left after the flats were sold which was a waste of land resources. The use of the land for agriculture, as advocated by other representers, was a kind of sustainable developments; and
- (f) in conclusion, the NENT NDAs plan should be withdrawn, and the direction of land use planning in Hong Kong and the formation of the Board should be reviewed.

[Actual speaking time : 8 minutes]

39. Mr 劉沛然 made the following main points:

- (a) NENT was a scenic rural area. It was the rights of people to choose their living places and environment and those rights should not be deprived of. The villagers affected by the NENT NDAs had expressed their wish to stay at their present living places rather than receiving cash compensation. The Board should fulfill their wish;
- (b) plenty of land in Hong Kong could still be used for housing development. For example, the land reserved for container terminal No. 10 could be developed for housing use, and there was no need to resort to the NENT NDAs that would affect tens of thousands of people;
- (c) NENT NDAs development would have 170,000 residents but only 30,000 jobs were planned. It was not economically efficient, as future residents would have to shoulder high transport expenses for commuting to the urban areas for work. The Government should not repeat the mistake as in the planning of Tin Shui Wai New Town where the residents would need to travel to the urban areas daily for work;
- (d) the NENT NDAs development was to facilitate developers to make profits and the Board should not assist them. According to his estimate, the profit arising from the exchange of agricultural land and the sale of luxurious housing could range from \$1,500 to \$2,000 billion;
- (e) the Board should consider the OZPs taking into account its low economic efficiency and the tens of thousands of people who would be affected; and
- (f) the Chairman was requested to meet the villagers/residents who were waiting at the G/F lobby of the building.

[Actual speaking time : 7 minutes]

FLN-R1300, KTN-R854 – 陳生

40. Ms 楊翠萍 made the following main points:

- (a) a lot of academics and scholars had studied the NENT NDAs development and opined that its cost-effectiveness was not as high as expected because of a lot of unknown factors. The Government had currently commenced a number of large projects requiring the use of its huge financial reserve, such as the Voluntary Medical Insurance Scheme, and should not take further risk;
- (b) the Government should review its immigration and population policies if there was no land for housing development. The Government was at the moment facing a lot of oppositions from Hong Kong people and should not add more by developing the NENT NDAs. The agricultural land in NENT was not fallow but in active farming. A lot of housing estates currently used their gardens to develop hobby farming and the Government should encourage such agricultural activities rather than eliminating the agricultural land;
- (c) she had moved from the urban area to the rural area as she liked the living environment there. The rural areas were homes of many wild animals which should be respected; and
- (d) the Board should not arrange to hear 300 representatives in one day. The villagers had travelled a long distance to attend the present hearing session and the Chairman should go down to the G/F lobby to meet them.

[Actual speaking time : 7 minutes]

41. The Chairman reiterated that before the afternoon session, the representatives' representatives with only about 32, rather than 300, verified authorizations had registered with the Secretariat in the morning of the present meeting day.

[Mr Sunny L.K. Ho and Mr H.W. Cheung left the meeting temporarily at this point.]

FLN-R1298, KTN-R847 – 盧振華

42. Ms 周明月 made the following main points:

- (a) she had been living in Peng Che since childhood. She considered that the NENT NDAs could not benefit people in Hong Kong. Even university graduates could not afford a flat of their own or the costs of marriage or having children in Hong Kong, but people from the Mainland could enjoy the welfare benefits in Hong Kong. For example, parents living in Shenzhen sent their children daily to schools in Hong Kong, and Tin Shui Wai New Town was full of new immigrants from the Mainland. The new immigrants could live in the public housing while the younger generations of Hong Kong could only afford very primitive housing flats; and
- (b) the youngsters in the Occupy Central Movement spent their days outdoors under adverse weather to fight for the well being of Hong Kong. The Board should exercise its power to scrutinize the NENT NDAs development.

[Actual speaking time : 7 minutes]

FLN-R2161, KTN-R1709 - Tam Wai Yi, Ivy

43. Ms 謝艷霞 made the following main points:

- (c) she objected to the NENT NDAs development. Golf course was not an environmentally-friendly development as it used a lot of pesticides to upkeep the golf field, hence destroying the natural habitats. People joined the golf club because of the speculative profit return from the transaction of membership. The golf course in the town centre of Singapore was removed for housing development. The golf course in Hong Kong should follow suit and be developed for housing use;

[Mr Roger K.H. Luk left the meeting temporarily at this point.]

- (d) by quoting some examples, she said that the gifts of nature, and health were more important than wealth; and
- (e) the Board did not respect the representers and their representatives as they were entitled to a total speaking time of 3,000 minutes which could not be accommodated in a one-day hearing session.

[Actual speaking time : 10 minutes]

FLN-R1703, KTN-R1253 – 曾小姐

FLN-R1706, KTN-R1256 – Chiu Wing Suet Conney

FLN-R1807, KTN-R1357 – Jane Yeung

FLN-R2007, KTN-R1557 – 歐怡雯

FLN-R2135, KTN-R1682 – Wes Fok

44. With the aid of a Powerpoint presentation, Mr 鍾偉光 made the following main points:

- (a) the villagers woke up very early in the morning of the day and took a long journey to the meeting venue to present their views to the Board. He queried why the hearing sessions could not be held in the NENT. The Board should also be aware that there were 1,440 minutes in a day which could not accommodate a total speaking time of 3,000 minutes for 300 representers. He said that if planning was for people, the Board should not be concerned too much about the procedural matter regarding registration;
- (b) an early document, 新安縣誌, prepared in Qing Dynasty, had already recorded Kwu Tung Village. In 1982, the façade of the houses in Kwu Tung Village were marked with red numbers by the Government and at that time, his father was delighted as he interpreted it as a chance to move to public housing. However, it turned out that the red marks were to indicate that the village houses were illegal structures which could readily be demolished. That was an example of the literate

government officials deceiving illiterate villagers and the history was repeated in the NENT NDAs development. Kwu Tung was portrayed by the Government as a place with no residents and it was a waste of land resources if the area was not developed. However, Kwu Tung Village had been in existence for many years and the reason for not treating it as a recognised village might possibly be due to the fact that its villagers were not descendants of a single clan and had mixed surnames;

- (c) in 1980's, the Government built Fanling Highway bisecting the then vibrant market place of Kwu Tung Village, which could have been avoided by moving the road 30m southwards. In the current NENT NDAs planning, the demolition of the hundred-year old Kwu Tung Village could also be avoided by retaining it in the plans;
- (d) in the public consultation forum for NENT, the Secretary of Development said that it was impossible to undertake 'no removal, no clearance'. However, planning was for people, and Kwu Tung Village with its historical value needed to be retained;

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

- (e) on the point made by the planners that the Fanling Golf Course had no infrastructure and therefore was not ready for development, he said that there were existing developments in the vicinity of the Fanling Golf Course, such as Ching Ho Estate located just across the road, the nearby North District Hospital and a railway station was only about 500m away. Although the Chairman had indicated that the tenure of Fanling Golf Course was to expire in 2020 and could not meet the immediate housing need, the Chairman did not disclose the fact that the tenure could be terminated by the Government with one-year advance notice. As such, the Chairman and PlanD had only revealed part, but not the whole, of the truth to the Board and the public;
- (f) despite that the North District Council had agreed on the proposals, he doubted whether the Government had met with the affected villagers

and listened to their views. The increasing attendance in the public consultation of NENT NDAs development was an evidence that it affected not only the villagers there but the whole of Hong Kong;

- (g) Members had no sympathy for the villagers in NENT NDAs as everyone had housing need and he could not understand why the villagers should forfeit their land for others. The Kwu Tung villagers had also paid tax and should be treated the same as the indigenous villagers and they should be allowed to retain their village;
- (h) the NENT NDAs report stated that villagers could be rehoused in public housing estates in the district but they needed to meet the eligibility criteria for PRH. The villagers did not need such rehousing arrangement, but the retention of the historic Kwu Tung Village.
- (i) with a map shown in the Powerpoint, he introduced to Members three walking routes in Kwu Tung with the themes on agriculture, agricultural ecology and industrial development. He said that Kwu Tung was not merely the name of a place but had a well-established community with agricultural land, industries and schools. Not every piece of land was suitable for farming and the planned “Agriculture” (“AGR”) zone for rehabilitating the agricultural activities was just land area figures on plans. Active agricultural uses were practised in Long Valley and River Beas and there was no need to relocate the villagers there to create an ecological park for other incoming farmers to practise agriculture. He invited Members to visit Kwu Tung Village.
- (j) the railway was currently very crowded, and the situation would get worse with the reduction of the number of car per train from 12 to 9. The proposed enhancement of the signalling system to increase the train frequency from 2 minutes to 30 seconds could not improve the services as currently the frequency of the train was already 30 seconds in busy hours. The proposed Northern Link (NOL) would not improve the situation as it would only commence operation in 2031, i.e. after the population intake of the NENT NDAs. The proposed road widening

could not cope with the additional traffic arising from both the new boundary control point at Liantang/Heung Yuen Wai and the NENT NDAs development;

- (k) there was no urgency to implement the NENT NDAs plan as the population forecast was always higher than the actual situation as there were a lot of uncertainties; and
- (l) in conclusion, there should be a limit to the population in Hong Kong. If there was a genuine need for housing land, the Fanling Golf Course site should be considered before resorting to NENT NDAs. Kwu Tung Village should be retained and incorporated into the plans. The Chairman was invited to meet the villagers at the G/F lobby.

[Actual speaking time : 50 minutes]

45. As the representers' representatives had completed their presentations, the Chairman invited questions from Members.

46. With respect to the views raised by a representer, the Chairman asked whether the affected villagers were subject to the same eligibility criteria and waiting system as those on the general Waiting List for PRH. Ms Maggie M.Y. Chin, DPO/FS&YLE responded that both KTN and FLN NDAs development had reserved land in the first phase of development for providing about 13,000 public/subsidized housing flats. The affected villagers would have priority to move into the PRH in NENT NDAs development which would start taking in residents in 2023. Departments concerned would also work together closely in accordance with the development programme for timely provision of social welfare and community facilities for the first batch of residents.

47. The Vice-chairman asked about the details of the road bisecting the Kwu Tung Village as pointed out by a representers' representative and the rationale for including the land of Kwu Tung Village into the NDAs development. Ms Maggie M.Y. Chin responded that the road referred to was the existing Fanling North Highway built years ago. Under the KTN NDA development plan, the Fanling North Highway would be widened to cope with the increased traffic. A rail station (Kwu Tung Station) had been reserved at Kwu Tung Village since 2002 in relation to the planning of the Lok Ma Chau Spur Line.

To take advantage of opportunity offered by the Kwu Tung Station, high-density residential developments with the plot ratios of 5 or 6 were planned on both sides of the Kwu Tung Station. Similarly, high-density developments were also planned around the public transport interchanges in the FLN NDA.

48. In response to the use of the Fanling Golf Course site for housing development as raised by some of the representers' representatives, Ms Maggie M.Y. Chin said that apart from 90 ha of land for housing to meet the community's needs, the NENT NDAs development had also reserved land for other uses, such as schools and other supporting community facilities, as well as business and technology industry to cope with the future development of Hong Kong. In total, about 300 ha of land were designated for various developments in the NDAs. In addition, about 195 ha of land within the two NDAs were designated as "AGR" to support the local farming industry, and about 100 ha of land were zoned "Open Space", "Green Belt" or "Conservation Area" to act as buffers among various developments or to give certainty of the existing uses. As such, the Fanling Golf Course site with an area of 170 ha could not replace the NENT NDAs development.

49. Ms Maggie M.Y. Chin further supplemented that Ching Ho Estate was located within the development area of Fanling and Sheung Shui New Town planned years ago and therefore was already supported by the existing infrastructural networks. The development potential of the Fanling Golf Course site was being studied under the Preliminary Feasibility of Developing the New Territories North currently undertaken by the Government separately.

50. In response to a Member's enquiry, Ms Maggie M.Y. Chin confirmed that the Kwu Tung Village site, which was close to the planned Kwun Tung Station, was required for high density development. She also said that according to the current programme, the NOL proposed under the Railway Development Strategy 2014 would be implemented from 2018 to 2023 to tie in with the first population intake of the KTN NDA in 2023. Concerned bureaux and departments would work closely together for the timely provision of the supporting transport infrastructure. The same Member asked about the possibility to relocate the Kwu Tung Station. In response, Ms Maggie M.Y. Chin said that reserve for enabling works of the underground station box of for the Kwu Tung Station were already done in the course of constructing the Lok Ma Chau Spur Line years ago.

51. A Member asked (1) whether the villagers waiting at the G/F lobby were fully aware of the hearing arrangement; and (2) about the design details of the public housing for rehousing the affected villagers. Ms Maggie M.Y. Chin responded that the two social service teams set up by the Government had approached the affected villagers regarding their specific rehousing needs and would then liaise with departments concerned including the Social Welfare Department and the Housing Department to provide assistance as far as possible to address their concerns.

52. In response to the Chairman's enquiry on whether the existence of Kwu Tung Village was known in the NENT NDAs Planning and Engineering Study (the Study), Ms Maggie M.Y. Chin said that the Study commenced in 2008, and a number of baseline studies had been conducted. Relevant bureaux/departments including Home Affairs Bureau and Antiquities and Monument Office were consulted and the existence of Kwu Tung Village was already known and taken into account in the Study.

53. Regarding the hearing arrangement issue raised by the Member, the Secretary said that the present hearing session was arranged for those representers who had authorized the Group as their representatives to make oral submission. In July/August 2014, the Secretariat had issued letters to all representers/commenters to ask whether they would attend the hearing. In September 2014, the Secretariat informed the representers, who indicated their intention to attend the hearing sessions, of the meeting schedule. During the process, the Secretariat noted that a number of representers indicated their intention to authorize the Group as their representatives to attend the hearing meeting. Since then, the Secretariat had kept liaising with the Group for their attendance, list of authorizations obtained and the intended speaking time to facilitate the scheduling of the meeting. No such information was received up to the day before the meeting and up to the present moment, there were about 40 authorizations registered with the Secretariat for the hearing session on the day. He noted that the Secretariat had kept liaising with the Group in the afternoon, and the Group had handed in an authorization list to the Secretariat in the late afternoon while some of the villagers had already left the building. The Secretariat would verify the authorizations and schedule additional hearing sessions if required. The representers would be notified 7 days in advance of the meeting dates. The Chairman supplemented that the Secretariat had already explained to the villagers at the G/F lobby of the meeting arrangement before starting the afternoon session. In

response to Mr 鍾偉光, the Chairman said that only about 30 to 40, rather than 300, authorizations from representers were registered at the Secretariat's counter on the morning of the day.

54. Another Member intended to raise a question, but was interrupted several times by Ms 謝艷霞, despite that the Chairman had requested Ms 謝艷霞 to keep order. As Ms 謝艷霞 had kept on shouting out abusive language and interrupted the meeting and ignored the Chairman's appeal to keep order, the Chairman requested Ms 謝艷霞 to leave the meeting room. Ms 謝艷霞 left the meeting at this point.

55. The same Member said that the Group should have already known that it was not possible to accommodate the speaking time of 300 representations. The Member also enquired that irrespective of whether the Fanling Golf Course site was developed or not, the Kwu Tung village site might still be required for high-density developments given the opportunity offered by the new Kwu Tung Station and the need for efficient use of land resources.

56. Mr 鍾偉光 said that he was not against the development, but he queried where the Kwu Tung Village would be retained in the land use plan. A railway station should be provided at a place to serve the development, not vice versa. The villagers were once delighted with the provision of new Kwu Tung Station when it was built in 2007, which however had never been commissioned. It was ridiculous to have to remove the existing village for high-density development because of the new railway station provided there.

57. Mr 鍾偉光 said that it was the Secretariat's responsibility to estimate the time required for 300 representations and asked the Secretary repeatedly to confirm whether 300 representers were invited to speak on the present hearing session. Upon the Chairman's request for further explaining the hearing arrangement and procedures, the Secretary reiterated that the Secretariat had informed the representers who had authorized the Group as their representatives of the meeting schedule. The Secretary emphasized that the Secretariat had not arranged 300 representers to make their oral submissions on the present hearing session. The Secretariat had kept liaising with the Group for their attendance on the day and the total speaking time required to facilitate the scheduling of the meeting.

However, the Secretariat had not received anything from the group up to the start of the session on the day. Therefore, the Secretariat had no option but to await the group's response. Up to the present moment, only about 24 representers with about 40 authorizations had registered with the Secretariat. Noting that the Group had handed in a list of authorizations to the Secretariat in the late afternoon, the Secretariat would verify the authorizations and additional hearing sessions would be arranged if required. In response, Mr 鍾偉光 said that the representers had the right to speak irrespective of whether they had given their authorizations to the Group. He also said that if the meeting could be held in Sheung Shui and Kwu Tung, more villagers could attend and present their views in person to the Board.

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

#### Any Other Business

[Close meeting]

59. In response to Members' enquiry on the latest situation of the registration, the Secretariat informed the meeting that the Group had handed in to the Secretariat a list of 292 representers authorizing the Group to be their representatives in the hearing. The Secretariat would verify whether the representers on the authorization list had already made their oral submissions at the previous sessions. Members also noted that the representers or their representatives and villagers at the G/F lobby had already left the building, and agreed that there was therefore no need for the Chairman to meet them. Members also noted that some staff of the Secretariat were surrounded by the villagers and others at the G/F when they tried to explain to them the hearing arrangement in detail. It was only after a long struggle before they managed to leave free to return to the meeting room on 15/F.

60. The Secretariat reiterated that the Secretariat had been trying to contact the Group since September 2014 for their authorization list, but the contact person either kept changing or did not respond. A Mr Au was eventually contacted through the North District Office, but he said that he did not represent the Group although he could assist in

liaising with the group. Mr Au refused to provide the authorization list in advance, and said that the Group would register on the morning of the meeting day as in other hearing sessions. On the morning of the present hearing session, the Group refused to provide the whole authorization list. The Secretariat had explained to the Group that in accordance with the Guidance Notes on the meeting, representers/commenters had to register with the Secretariat which would verify their identity and their authorized representatives were required to present the authorization letters for verification by the Secretariat before they could attend the meeting to make oral submission. However, the Group refused to provide the list of authorizations in advance and insisted that the registration arrangement was unnecessary.

61. After deliberation, Members agreed that the requirements for the representers/their representatives to register and notify their intended speaking time with the Secretariat in advance, which had also been applied to previous hearing sessions, were necessary and essential for the scheduling of meeting sessions. Members also agreed that additional hearing sessions should be scheduled based on the authorization list submitted by the Group on the day, subject to verification by the Secretariat.

62. The meeting was adjourned at 7 p.m.