

立法會
Legislative Council

LC Paper No. CB(1)1759/12-13
(These minutes have been seen
by the the Administration)

Ref : CB1/PL/DEV/1

Panel on Development

Minutes of special meeting
held on Saturday, 8 December 2012, at 9:00 am
in Conference Room 1 of the Legislative Council Complex

Members present : Dr Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Hon Tony TSE Wai-chuen (Deputy Chairman)
Hon James TO Kun-sun
Hon CHAN Kam-lam, SBS, JP
Hon Emily LAU Wai-hing, JP
Hon Abraham SHEK Lai-him, SBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon Cyd HO Sau-lan
Hon CHAN Hak-kan, JP
Hon IP Kwok-him, GBS, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Michael TIEN Puk-sun, BBS, JP
Hon James TIEN Pei-chun, GBS, JP
Hon Gary FAN Kwok-wai
Hon CHAN Chi-chuen
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Alice MAK Mei-kuen, JP
Dr Hon KWOK Ka-ki
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon CHIANG Lai-wan, JP
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

Member attending : Hon Charles Peter MOK

Members absent : Hon CHAN Kin-por, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Claudia MO
Hon WU Chi-wai, MH
Hon CHAN Han-pan
Hon Kenneth LEUNG

Public officers attending : **Agenda item I**

Mr Thomas CHOW Tat-ming, JP
Permanent Secretary for Development
(Planning and Lands)

Ms Amy CHEUNG Yi-mei
Chief Town Planner/Studies and Research
Planning Department

Mr LAW Man-tim
Chief Engineer / Project Division 2 (NTN & W)
Civil Engineering and Development Department

Attendance by Invitation : **Agenda item I**

Mr Julian KAN Chi-chung

Mr Louis LOONG Hon-biu
Secretary General
The Real Estate Developers Association of Hong
Kong

Mr LAM Kam-kwai
Vice Chairman
Ta Kwu Ling District Rural Committee

Ms Gabrielle HO
Project Manager
Green Sense

Mr CHAN Kwong-shik

Mr IP Ngo-tung
Deputy Spokesperson for Development Affairs
Democratic Alliance for the Betterment and Progress
of Hong Kong

Mr NAM Siu-fu
Kwu Tung (North) Village Representative

Ms WONG Chat-tai
Chairman
香港新界本地農協會

Mr John CHUNG
Chairman
Justice and Peace Commission of the Hong Kong
Catholic Diocese

Ms CHAN Tung-tai
Committee Member
Ku Tung Vegetable Marketing Credit Co-operative
Society Ltd.

Sr LAU Chun-kong
The Convenor of General Practice Division, Land
Supply Working Group
The Hong Kong Institute of Surveyors

Mr PANG Wah-ying
Executive Member
Fanling District Rural Committee

Ms Jody AU YEUNG Fung-chun
Shung Him Tong (East) Village Representative

Mr LEE Chi-wing
Member
Sha Tin District Council

Mr Ricky OR Yiu-lam
Member of Central Committee
Democratic Party

Mr HAU Chi-keung
Chairman
Sheung Shui District Rural Committee

Mr KWOK Wing-kin
Vice-General Secretary
Labour Party

Mr James PANG
Member
Civic Party

Ms TANG Po-ling
可持續生態研究社

Mr HAU Wing-kong
Yin Kong Village Representative

Mr HAU Kam-lam
Vice Chairman
North District Council

Mr CHU Hoi-dick
Member
Land Justice League

Mr AU Kwok-kuen
Member
關注劏房租戶權益計劃

Mr TANG Ping-nam
Chairman
Concern Kwu Tung Development Union

Mr FUNG Sung-lam
Chairman
The Society of Friends

Ms PANG Ching
Chairman
Kwu Tung Residents' Livelihood Association

Ms LO Yik-mei

Mr CHUI Wai-tong
Representative
Woodland Crest Owners' Committee

Ir LEE Ping-kuen
Honorary Secretary General
Association of Engineering Professionals in Society Ltd

Mr LEUNG Yuk-cheung
Convenor
NT North East Strategies

丘健和先生
主席
新界向前發展聯席會議

Mr Michael CHOI Ngai-min
Member
Long Term Housing Strategy Steering Committee

Mr LIU Kwok-wah
Sheung Shui Heung Village Representative

Mr LIU Hing-hung
Sheung Shui Heung Village Representative

Mr LIU Tai-wan
Sheung Shui Heung Village Representative

Mr LIU Fu-sau
Sheung Shui Heung Village Representative

Ir Prof CHOY Kin-kuen
President
The Hong Kong Institution of Engineers

Mr David WONG
Wan Chai District Council member
New People's Party

Dr Peter Cookson SMITH
President
The Hong Kong Institute of Planners

Ms Linda NG Lai-yin
Representative
Student Christian Movement of Hong Kong

Mr WONG Hei-nam
Representative
Lingnan University Student Christian Movement

Mr Roy TAM

Mr FU Ka-ho

Mr CHAN King-ming
Deputy Convenor
NeoDemocrats

Mr LEUNG Chun-yin

Mr LARM Wai-leung

劉妙成先生

余映娟女士

高大姐女士

陳明仔先生

鍾曉晴女士

鍾定昕先生

謝艷霞女士

鍾偉光先生

蘇麟揮先生

郭芳妹女士

蕭方中先生
Project Officer
Greeners Action

李菜花女士

林觀妹女士

蘇日東先生

袁政文女士

顏輝明先生

李燕芳女士

Ms CHOW Ka-hei

Mr YUNG Kai-lai
馬屎埔村地主聯盟

The Conservancy Association
Mr NG Hei-man

Mr FUNG Wai-kwong
Chairman
Middle Class Power

Ms Kate LIN Pui-yi
Campaigner
Greenpeace

Mr Dominic LAM
President
The Hong Kong Institute of Architects

Mr LEE Siu-wah

Ms LAI Tse-ying

Ms YUEN Wai-yin

Mr YIP Kim-chung

Ms Rainbow CHAN Wai-lam

Ms KIU Kin-yan

Executive Manager

The Federation of Vegetable Marketing Co-operative
Societies, Ltd.

譚志傑先生
昇平村村民

陳小萍女士
昇平村村民

鄭家驊先生
昇平村村民

李慧嬋女士
昇平村村民

李葆姿女士
昇平村村民

李葆恒女士
成員
打鼓嶺坪輦保衛家園聯盟

駱志峰女士
昇平村村民

蔡原昇先生
山雞乙村村民

Mr KWOK Kin-chung

黃祥建先生
坪輦村村民

祝燕如女士
坪洋新村村民

李文杰先生
大埔田村村民

Mr Chris YUEN
黨員
網想最大黨

麥淑貞女士
執行委員
大埔友服務處

Ms Emily MAK
委員
林村客家菜園

鄧志明先生
會長
香港人力車協會

Mr YEUNG Wai-yip
會長
中華邊關注視協會

莊明堅先生
幹事
調理農務蘭花系

Mr YAU Yuk-ming
會長
大話精小爆聯盟

馬健賢先生
召集人
香港鋤奸聯盟

Mr Mike HO
會長
CY治港一塌糊塗協會

羅香山先生
幹事
反賣港大聯盟

許惠想女士
坪輦村村民

葉群娣先生
坪輦居民

萬新強先生
坪洋新村村民

張貴財先生
坪洋新村村民

何志昌先生
坪輦居民

楊官平先生
坪洋新村村民

邱恪汶女士
坪洋新村村民

楊兆津先生
隔田村村民

Ms CHENG So-ching
坪輦居民

Ms HUNG Hing-ling
Chairman
Club O

Mr TSANG Kar-sun
古洞(南)村代表

Ms WONG Xiao-mui
幹事
石湖墟關注組

Mr CHAN Kwok-bin
委員
馬屎埔村居民關注組

Ms LEUNG Xiao-wah
委員
上水鄉郊關注組

Clerk in attendance : Ms Sharon CHUNG
Chief Council Secretary (1)6

Staff in attendance : Mr Anthony CHU
Senior Council Secretary (1)6

Mr Fred PANG
Council Secretary (1)6

Ms Christina SHIU
Legislative Assistant (1)6

Ms Haley CHEUNG
Clerical Assistant (1)6

Action

I North East New Territories New Development Areas Planning and Engineering Study

(LC Paper No. CB(1)61/12-13(05) -- Administration's paper on North East New Territories New Development Areas Planning and Engineering Study -- Public comments received from Stage 3 Public Engagement

LC Paper No. CB(1)61/12-13(06) -- Paper on New Development Areas in North East New Territories prepared by the Legislative Council Secretariat (Updated background brief)

Submissions from organizations/individuals not attending the meeting

(LC Paper No. CB(1)243/12-13(18) -- Submission from a deputation (壟原農民協會)

LC Paper No. CB(1)243/12-13(21) -- Submission from a member of the public (Fg Fg) dated 14 November 2012

LC Paper No. CB(1)243/12-13(22) -- Submission from a member of the public (劉同學) dated 16 November 2012

LC Paper No. CB(1)243/12-13(23) -- Submission from Mr MAN Hing-sun, Representative of the indigenous inhabitants of the Ping Che Village dated 20 November 2012

LC Paper No. CB(1)243/12-13(24) -- Submission from Kadoorie Farm & Botanic Garden Corporation dated 26 November 2012

LC Paper No. CB(1)243/12-13(25) -- Submission from Hong Kong Institute of Environmental Impact Assessment dated 27 November 2012

LC Paper No. CB(1)243/12-13(26) -- Submission from Business and Professionals Federation of Hong Kong dated November 2012

LC Paper No. CB(1)243/12-13(27) -- Submission from Heung Yee Kuk dated 27 November 2012

LC Paper No. CB(1)243/12-13(28) -- Submission from WWF-Hong Kong

LC Paper No. CB(1)277/12-13(03) -- Submission from Masterplan Limited dated 26 November 2012

LC Paper No. CB(1)277/12-13(04) -- Submission from a member of the public dated 26 November 2012

LC Paper No. CB(1)277/12-13(05) -- Submission from a member of the public dated 26 November 2012

LC Paper No. CB(1)277/12-13(06) -- Two letters dated 9 July 2012 from The Incorporated Owners of Belair Monte to the Planning Department and the Civil Engineering and Development Department respectively

LC Paper No. CB(1)277/12-13(07) -- Submission from The Incorporated Owners of Belair Monte dated 5 December 2012)

Members noted the following submissions tabled at the meeting --

- (a) Submission from a deputation (可持續生態研究社); and
- (b) Submission from a deputation (關注劏房租戶權益計劃).

(Post-meeting note: The above submissions tabled at the meeting were circulated to members vide LC Paper Nos. CB(1)302/12-13(01) and (02) on 11 December 2012.)

Meeting arrangements

2. The Chairman invited members' views on the meeting arrangements. He advised that a total of 134 deputations would attend the meeting. In view of the large number of attending deputations, the meeting would be conducted in four sessions with a lunch break between 1:15 pm and 2:30 pm and each deputation would be given three minutes to present their views. After the deputations presented their views, he would invite members to express views. The Administration would then respond to the issues raised by deputations and members collectively. Members raised no objection to the meeting arrangements.

3. The Chairman declared that he owned land in the North East New Territories.

Welcoming remarks by the Chairman

4. The Chairman welcomed the Administration and deputations to the meeting for exchange of views on the North East New Territories New Development Areas ("NENT NDAs") Planning and Engineering Study ("the Study"). He reminded the deputations that when addressing the Panel during the meeting, they were not covered by the protection and immunity under the Legislative Council (Powers and Privileges) Ordinance (Cap. 382) and their written submissions were also not covered by the said Ordinance.

Presentation by deputations

Session one

Mr Julian KAN Chi-chung

5. Mr Julian KAN Chi-chung said that although the Study had been undertaken for a long time, members of the public were not given enough opportunities to understand the NENT NDAs proposal and fully express their views on them. The public consultation conducted by the Administration on the NDAs proposal was no more than some meetings to collect technical advice from professional groups as well as briefings for relevant District Councillors and affected villagers. As regards the televised Announcement of Public Interests ("API") promoting the proposed NENT NDAs project ("the proposed project"), he criticized that the API had created an impression that anyone who was opposed to the project would retard the development of Hong Kong and queried whether public money had been used properly by launching the API. He opined that in the absence of a population policy, it was difficult for the Administration to determine the number and types of housing units to be provided in future. He expressed doubt on whether NENT NDAs could provide 52 000 job opportunities, as claimed by the Administration. Referring to the conversation in an interview of Mr LEUNG Chun-ying, the incumbent Chief Executive, by the Southern Metropolis Daily back in 2010 and the Shenzhen City Master Plan (2007-2020), he held the view that the proposed project was intended by the Administration to be a step towards the goal of "China-Hong Kong integration".

*The Real Estate Developers Association of Hong Kong
(LC Paper No. CB(1)243/12-13(01))*

6. Mr Louis LOONG, Secretary General, the Real Estate Developers Association of Hong Kong ("REDAHK"), summarized the views of the

Association as detailed in the submission. He said that REDAHK supported the proposed project in principle, but had reservation about the Conventional New Town Approach ("CNTA") proposed by the Administration for implementing the NDAs proposal. Pointing out that in the development process of previous new towns, a person who owned a piece of land might be granted land ownership by the authorities through the issue of Letter A or Letter B, he queried whether CNTA, which involved resumption of all private land by the Administration, followed by disposal of the land planned for private development through land sale, was a "conventional" way to develop new towns. He commented that CNTA was not in line with the position that had been made by the Administration in some of its papers (such as CB(1)2165/07-08(01)) submitted to LegCo. As regards the concern that adopting a private-sector participation ("PSP") approach to implementing the NDAs proposal would facilitate collusion between the Government and the business sector, he remarked that PSP had all along played an important role in the development of new towns as well as urban redevelopment.

Ta Kwu Ling District Rural Committee
(LC Paper No. CB(1)243/12-13(02))

7. Mr LAM Kam-kwai, Vice Chairman, Ta Kwu Ling District Rural Committee ("TKLDRC"), said that TKLDRC was supportive of the planning for the Ping Che/Ta Kwu Ling NDA under the proposed project and did not consider that the project was undertaken by the Administration to build a "special zone within the Hong Kong Special Administrative Region". He opined that the development of industries in NDAs would generate employment opportunities for construction workers in Hong Kong. Furthermore, he concurred with the Administration's proposal that no public housing units should be provided in the Ping Che/Ta Kwu Ling NDA unless the existing transport network could be enhanced. As regards the implementation approach for the proposed project, he stated that TKLDRC was supportive of an approach that was fair, transparent and open. He considered that CNTA could enable synchronization of the developments with the provision of supporting infrastructure and community facilities. With respect to the rehousing arrangements, Mr LAM said that TKLDRC had received residents' requests for local rehousing.

Green Sense
(LC Paper No. CB(1)243/12-13(03))

8. Ms Gabrielle HO, Project Manager, Green Sense, opined that the Administration had not responded to all the queries and concerns raised by the

public regarding the Study. She remarked that the Administration should work out a population policy for Hong Kong. Given that the proposed NDAs were located far away from the urban areas, she queried the justifications for the Administration to select the three areas (Ping Che/Ta Kwu Ling, Kwu Tung North and Fanling North) for development. She was concerned whether the Administration had taken into account the impacts of the NDAs proposal on the existing activities including organic farming practices in the affected areas. She said Green Sense suggested that the land lot of 170 hectares currently used as a golf course located to the south of Kwu Tung should be resumed by the Administration for developing public housing. Moreover, the Administration should consider using the vacant land in other parts of the territory instead of clearing the land currently inhabited by residents/farmers in NENT for housing development. The Administration should also ensure that in addition to public rental housing ("PRH") units, the housing mix in the proposed NDAs should include an appropriate proportion of Home Ownership Schemes ("HOS") units.

Mr CHAN Kwong-shik

9. Mr CHAN Kwong-shik expressed support for the proposed project. He said that the Administration should open up new land in NENT for housing development because the existing problem of high property prices in Hong Kong would not go away without a large amount of land becoming available. He considered that the proposed NENT NDAs would not only provide new residential units for accommodating about 150 000 people, but would also generate job opportunities for the inhabitants. The land currently used as container storage places or recycling yards would be well utilized following the implementation of the project. Besides, farmers should be able to continue their agricultural practices as the Administration would maintain certain agricultural land in areas such as Fu Tei Au. He considered that "integration of China with Hong Kong" was inevitable, no matter the proposed project would be undertaken or not. He held the view that although the Mainland and Hong Kong had different administrative frameworks, Hong Kong's current system would remain the same despite the integration. He called upon Hong Kong people to uphold the core values such as harmony and diversity and should have an empathy with people from the Mainland.

Democratic Alliance for the Betterment and Progress of Hong Kong

10. Mr IP Ngo-tung, Deputy Spokesperson for Development Affairs, Democratic Alliance for the Betterment and Progress of Hong Kong ("DAB"), said that DAB was supportive of the proposed project. He opined that there was an imminent need to roll out the project to meet housing demand. He

considered that the Administration should: (a) make reference to previous new town developments and increase the development intensity in the proposed NENT NDAs with a view to accommodating a larger population in the areas; (b) increase the proportion of public housing in NENT NDAs to not less than 50%; and (c) build the Northern Link connecting the East Rail with the West Rail as soon as possible to cope with the future public transport demand of the local residents as well as to relieve the existing overcrowding problem of the East Rail.

Mr NAM Siu-fu, Kwu Tung (North) Village Representative

11. Mr NAM Siu-fu, Kwu Tung (North) Village Representative, said that since the time when the Administration had indicated its plans to develop NENT NDAs and to promote environmental facilities in Kwu Tung North, developers and consortia had acquired and hoarded land in the areas awaiting implementation of the plans. Recalling that the Administration had from time to time proposed different development plans for Kwu Tung North in the past decade, he was concerned about the Administration's final decision as to whether it would move ahead with the project. He referred to the views collected from residents in Kwu Tung (North) Village and said that if the Administration decided to take forward the NDAs proposal, it should devise a plan to re-provision the Village with a view to preserving the villagers' existing rural life style. In the event that the Administration determined to suspend the development of NENT NDAs, the Administration should make it clear to the villagers whether and when it would re-introduce the proposal, so that the villagers could be in a better position to make plans for repairing their houses. If the proposal was to be shelved, the Administration should then freeze private land developments in the areas so as to prevent developers or land owners from evicting the villagers from their homes.

香港新界本地農協會

12. Ms WONG Chat-tai, Chairman, 香港新界本地農協會, said that her association supported the development of NENT NDAs. She said that as most of the farmlands in NENT NDAs had been abandoned, the land available for cultivation was limited. The implementation of the NDAs proposal would provide an opportunity for the Administration to reserve more land in NENT, including Long Valley, as "Agriculture" zones for farmers to practise wet agriculture as well as organic farming. She stressed the importance for the Administration to allow affected farmers to be rehoused and to farm locally. As farmers had to incur considerable expenses if they were required to move to other places to continue their farming practices, they should be entitled to a

reasonable amount of compensation. She also urged the Administration to introduce policies to support the development of the agricultural industry and provide technical assistance and financial subsidies to farmers.

*Justice and Peace Commission of the Hong Kong Catholic Diocese
(LC Paper No. CB(1)281/12-13(01))*

13. Mr John CHUNG, Chairman, Justice and Peace Commission of the Hong Kong Catholic Diocese, said that both the projects for developing NENT NDAs and the Liantang/Heung Yuen Wai Boundary Control Point were proposed by the Administration to support the idea of "urban integration" espoused in the National 11th Five-Year Plan. He opined that the proposal to provide low-density housing in NENT NDAs and to construct a new section of the Fanling Bypass was taken forward to dovetail with the "one-hour quality living sphere" programme. Taking into account that only a small proportion of the land in the proposed NENT NDAs would be earmarked for developing public housing, he expressed doubt on whether the proposed project was meant to ease the housing problems and considered that the project would only be beneficial to the consortia engaged in property development in the areas. He said that as there was a large quantity of vacant land in other parts of the territory, the Administration should not use inadequate land supply as an excuse to conceal its true intention to achieve "Shenzhen-Hong Kong integration" by developing NENT NDAs. The Administration should inform the general public in an honest and open manner its intention to promote the integration. The planning for the proposed NENT NDAs should be people-oriented and the Administration should take into consideration the residents' requests for maintaining their current life styles and the need for protecting the natural environment.

Ku Tung Vegetable Marketing Credit Co-operative Society Ltd.

14. Ms CHAN Tung-tai, Committee Member, Ku Tung Vegetable Marketing Credit Co-operative Society Ltd., said that the Society which had over 200 registered members had been established for 61 years to provide fresh vegetables locally. She urged the Administration to allow the Society to continue its operation and to reserve land for members to carry on their agricultural practices.

The Hong Kong Institute of Surveyors

15. Sr LAU Chun-kong, Convenor of General Practice Division, Land Supply Working Group, the Hong Kong Institute of Surveyors ("HKIS"), said

that HKIS acknowledged the importance of the proposed project in opening up new land in NENT NDAs for meeting the future housing demand in Hong Kong. He said that HKIS was concerned about the cost to be borne by the Administration in carrying out its land resumption plan and developing supporting infrastructure in the areas. Pointing out that the proposed population density for NENT NDAs was much lower than the average population density of other parts of the territory, he urged the Administration to consider increasing the development intensity in NENT NDAs. Moreover, the Administration should carefully review whether it should adopt CNTA, given that the land resumption under such an approach might have adverse impact on landowners and developers who wished to pursue their own development plans in NENT. The Administration should seriously study whether land exchange by land owners, where appropriate, could be allowed in taking forward the project so as to save time, money and efforts for land resumption. Furthermore, he urged the Administration to inform affected residents about the compensation arrangements as early as possible and to review section 12(c) of the Lands Resumption Ordinance (Cap. 124).

Fanling District Rural Committee

16. Mr PANG Wah-ying, Executive Member, Fanling District Rural Committee, said that he appreciated the Administration's plan to develop NENT NDAs. However, the Administration had not considered how the future economic and cultural activities in the NDAs might integrate with those in the nearby old areas. Besides, the proposed construction of an elevated section of the Fanling Bypass would have an adverse impact on the landscape. Mr PANG also queried about the job opportunities that could be generated in the Fanling North NDA and was concerned that local residents would need to travel to work in other areas.

Ms Jody AU YEUNG Fung-chun, Shung Him Tong (East) Village Representative

17. Ms Jody AU YEUNG, Shung Him Tong (East) Village Representative, said that she neither supported nor opposed the NENT NDAs project. Referring to her experience with the consultation in relation to the construction of a flyover passing Shung Him Tong Village, she said that the Administration and its consultants were never proactive in listening to the views of those affected by a works project. Since 2007/08, the consultant for the NENT NDAs project had briefed the Fanling Rural Committee for a few times but it had turned out that the views of the Committee were not genuinely respected. She cautioned that the NENT NDAs proposal involved many "explosive mines".

Mr LEE Chi-wing, Sha Tin District Council Member

18. Mr LEE Chi-wing, Member, Sha Tin District Council, said that the proposed project should be implemented as soon as possible, as it could release a large piece of land to cater for the pressing housing demand in Hong Kong. He considered it necessary to provide railway transport services at the proposed NDAs for residents to travel to the urban areas. Moreover, the Administration should build the Northern Link to connect the East Rail with the West Rail. The number of PRH, HOS and private residential units should be provided at the ratio of 4:3:3, with the development intensity suitably enhanced. He stressed the importance for the Administration to maintain effective communication with the affected residents and offer them with better compensation and rehousing arrangements. He also suggested that the Administration should name the proposed NDAs with reference to the names and cultural characteristics of local villages.

Democratic Party

(LC Paper No. CB(1)243/12-13(05))

19. Mr Ricky OR, Member of Central Committee, Democratic Party, criticized that the Administration had repeatedly averted the questions on whether its motive to open up new land in NENT was to pave way for "China-Hong Kong integration" as well as to develop a "city for rich doubly non-permanent residents". He did not see the need to develop NENT NDAs as there were 2 000 hectares of vacant land in other parts of the territory suitable for residential development. He also queried about the proportion of land to be earmarked for public housing development, the details about the land use proposals regarding generation of job opportunities, as well as the reason for allowing little room for agricultural development in the areas. Since members of the public had grave concern about the Administration's true intention in regard of the project, and many affected residents had complained that they were not aware of the proposed project until recently, the Administration should withdraw the NDAs proposal and conduct an extensive consultation afresh. He was concerned that developers might continue to adopt coercive practices to evict the existing residents and farmers if the Administration tended to adopt PSP as the implementation approach for the proposed project. To safeguard the livelihood of local residents, the Administration should adopt a "rehouse first, develop later" approach. He stated that the Democratic Party was against the hegemony of property developers and stressed that the proposed project should be undertaken with a view to serving Hong Kong people. The Administration should attach great importance to protecting the natural environment as well as preserving the history and culture of NENT.

Labour Party

(LC Paper No. CB(1)281/12-13(02))

20. Mr KWOK Wing-kin, Vice-General Secretary, Labour Party, stressed that the land use planning for an area should be based on a population policy. He said that the Administration should give a true account of land reserve in Hong Kong, and that the Study should not be conducted based on outdated population figures. According to the latest population projection, the Study had dated forward the population figures of 8.4 million by 11 years. Hence, he did not see the urgency to proceed with the proposed project. As some affected residents were aware of the NENT NDAs proposal only at a very late stage, he requested the Administration to conduct a consultation on the development of NENT NDAs afresh. Mr KWOK also considered it important to conserve the natural environment as well as the agricultural land in NENT. Taking in view that the self-sufficiency rate for local fresh vegetables had dropped from 30% in 1985 to 2.3%, he cautioned that the Administration should prevent further loss of agricultural land in the proposed NENT NDAs. He said that the Labour Party was opposed to the proposal of compensating for the loss of arable agricultural land by the land currently not under active cultivation. He urged the Administration to discontinue the broadcast of the APIs on the proposed project which had conveyed a misleading message to the public that the proposed NENT NDAs would be a new town for Hong Kong people.

Civic Party

21. Mr James PANG, Member, Civic Party, opined that the consultation on the proposed project was a bogus one. The Administration had only consulted village representatives and indigenous villagers ("IVs") during the Stage 1 and Stage 2 PE. Not until July 2012 did the affected non-IVs know that they would be required to move out. He pointed out that copies of the consultation document for the Stage 3 PE were available for distribution at North Point and Sha Tin only and criticized that the consultation was not transparent. He continued that except for the one proposed in the consultation document, the Administration had not provided other planning options for the public to consider. The Administration's attitude remained the same even though a considerable number of people had raised objection to the NDAs proposal at the public forum held in end-September 2012. He also criticized that the Administration had not made it clear to the public about the quantity of land reserve in Hong Kong. He asserted that there were no pressing need for the development of NENT NDAs and urged the Administration to withdraw the proposal.

可持續生態研究社

(LC Paper No. CB(1)302/12-13(01), tabled and soft copy circulated to members by email on 11 December 2012))

22. Ms TANG Po-ling of 可持續生態研究社 pointed out that the proposed project involved a large number of families and stressed the importance for the Administration to pay due regard to their needs and concerns. She wished that all families could live happily. While all technologies, systems and laws were made by mankind, she believed that people could solve problems with flexibility and love for others. Referring to the Basic Law, she remarked that the Hong Kong people did not own any land. All land was held under land leases granted by the Government.

Mr HAU Wing-kong, Yin Kong Village Representative

23. Mr HAU Wing-kong, Yin Kong Village Representative, said that residents and farmers in Yin Kong Village had all along requested the Administration to conserve the existing wetland in Long Valley. He suggested that the Administration should resume the agricultural land in Long Valley and then allocate it to farmers for organic and traditional farming. Furthermore, he opined that the Administration should establish a wholesale centre as well as a research centre for organic farming.

Mr HAU Kam-lam, Vice Chairman, North District Council

24. Mr HAU Kam-lam, Vice Chairman, North District Council, said that the NDAs proposal would promote economic development and increase housing supply. He stressed the importance to ensure that the development of NENT NDAs would be beneficial to Hong Kong people as well as the existing residents in the proposed NDAs. He considered that most local residents would support the development proposal that could help improve their existing living environment. However, the Administration had not put forward any plans to meet the aspiration of villagers of Kwu Tung for in-situ rehousing, despite their repeated requests. He urged the Administration to announce the compensation and rehousing arrangements as soon as possible.

關注劏房租戶權益計劃

(LC Paper No. CB(1)302/12-13(02), tabled and soft copy circulated to members by email on 11 December 2012))

25. Mr AU Kwok-kuen, Member, 關注劏房租戶權益計劃, considered that the Secretary for Development ("SDEV") should be condemned for not attending the meeting. He said that the NDAs proposal had resulted in a confrontation between residents of subdivided units in the urban areas and residents of NENT. In fact the Administration had not consulted these two groups of residents under the proposed project. He continued that 關注劏房租戶權益計劃 represented some residents of subdivided units in districts like Sham Shui Po, To Kwa Wan, Yau Tsim Mong, Tsuen Wan and Kwai Tsing and these residents had all along requested the Administration to provide PRH units in urban areas for their local rehousing instead of in NENT. He criticized that the Administration had paid little regard to these residents' housing needs. Furthermore, he was disappointed that the urban renewal projects in Sham Shui Po and Cheung Sha Wan were undertaken to provide private housing units only instead of PRH units. Pointing out that most District Councils were dominated by members from the pro-establishment camp, he did not accept the Administration's explanation about the difficulty in obtaining District Councils' support for its proposals to provide new PRH in the relevant districts.

Concern Kwu Tung Development Union

(LC Paper No. CB(1)243/12-13(07))

26. Mr TANG Ping-nam, Chairman, Concern Kwu Tung Development Union, shared the views expressed by Mr HAU Kam-lam, Vice Chairman, North District Council, on the in-situ re-provisioning of Kwu Tung Village and supported the request of Ms CHAN Tung-tai of Ku Tung Vegetable Marketing Credit Co-operative Society Ltd for the continual operation of the Society. In addition, he requested the Administration to retain the village office of Kwu Tung Village at its existing location; to reserve the land in the vicinity of the village office for the Village re-provisioning; to arrange affected farmers at Kwu Tung to start their farming practices in Long Valley prior to commencement of works at Kwu Tung; to provide a new building in the proposed Kwu Tung North NDA for accommodating affected shop operators; to provide more PRH and HOS units in the proposed NDAs; to allow existing factories to be relocated to the "commercial, research and development" sites in the proposed NDAs; as well as to reserve land near PRH sites for schools and churches.

The Society of Friends
(LC Paper No. CB(1)243/12-13(07))

27. Mr FUNG Sung-lam, Chairman, the Society of Friends, shared the views expressed by Mr TANG Ping-nam of the Concern Kwu Tung Development Union. He pointed out that over 70% of residents of Kwu Tung Village supported the proposal of in-situ rehousing. He requested that in working out the reprovisioning arrangements for Kwu Tung Village, the Administration should make reference to the rehousing model for Choi Yuen Tsuen and Chuk Yuen Village.

Kwu Tung Residents' Livelihood Association
(LC Paper No. CB(1)243/12-13(07))

28. Ms PANG Ching, Chairman, Kwu Tung Residents' Livelihood Association, said that the Association shared the views of the Concern Kwu Tung Development Union. She requested the Administration to conduct a freezing survey to ascertain the status of the existing residents at Kwu Tung Village. Through the survey, the Administration should distinguish existing residents from those who only moved into the Village lately for compensation and rehousing in future. She was also concerned that if CNTA was not adopted, the residents living on the land not yet purchased by developers would get into scrapes.

Ms LO Yik-mei

29. Ms LO Yik-mei said that since the plan to develop NENT NDAs was announced in 1998, developers had begun to purchase land in the areas. Up to now, developers had hoarded over 1 300 hectares of developable land in Hong Kong, while the Administration held about 320 hectares. If CNTA was adopted for the development of NENT NDAs, it was understood that the Administration had to spend about HK\$40 billion on land resumption. Taking into account that under the current NDAs proposal, only about 40% of the residential units provided in the proposed NDAs would be public housing units, she was of the view that the proposed project would not benefit the general public. Moreover, it was against the interest of non-IVs who would be forced to move out from the proposed NDAs. She urged the Administration to shelf the NENT NDAs proposal and explain why it would not consider the suggestion of resuming the land lot at the south of Kwu Tung currently used as a golf course for residential development.

Woodland Crest Owners' Committee
(LC Paper No. CB(1)243/12-13(08) (restricted to Panel members only))

30. Mr CHUI Wai-tong, Representative, Woodland Crest Owners' Committee said that Woodland Crest Owners' Committee in principle did not object to the NDAs proposal. However, they considered that the Administration should ensure adequate provision of community/recreational facilities, including those for cyclists, in areas like Sheung Shui and Fanling. He expressed concerns that, if the NDAs proposal was to proceed, the future population intake as well as the increased traffic in nearby trunk roads, such as the Fanling Bypass, would result in great pressure on the existing road/rail networks. He cautioned that after new schools in the proposed NDAs were open, there might be noise nuisances affecting the residents nearby. He urged the Administration to consider the measures to address these concerns when formulating the plans for developing NENT NDAs.

Association of Engineering Professionals in Society Ltd
(LC Paper No. CB(1)281/12-13(03))

31. Ir LEE Ping-kuen, Honorary Secretary General, Association of Engineering Professionals in Society Ltd, said that the Association was supportive of the proposed project which would not only increase land supply and generate job opportunities, but also promote economic development in Hong Kong and achieve sustainable development in NENT. In developing the proposed NENT NDAs, the Association urged the Administration: (a) to enhance the transport facilities in the areas and to implement the Northern Link project as early as possible to relieve the pressure on the East Rail; (b) to ensure adequate job opportunities so that future residents did not need to travel to work in other districts; (c) to allocate land for the provision of schools and medical facilities; (d) to enhance the sewage treatment facilities; (e) to prevent the flooding problem from re-occurring; and (f) to adopt a people-oriented approach in the planning process and to maintain a close communication with relevant stakeholders.

NT North East Strategies
(LC Paper No. CB(1)243/12-13(09))

32. Noting that the Administration had proposed to reserve 170 hectares of land only for public and private housing development in the proposed NENT NDAs and there were at least 1 200 hectares of vacant land suitable for residential development in Hong Kong, Mr LEUNG Yuk-cheung, Convenor, NT North East Strategies, held the view that there was no urgent need to open

up new land in NENT NDAs. He considered that since PRH tenants generally belonged to the low-income group, they should be allowed to live in the urban areas, where more job opportunities were available, instead of being arranged to live in the NT. As the projected Hong Kong population would not increase to 8.4 million until 2041, the Administration should defer the proposed project for 10 more years and make use of this extended period of time to fully engage members of the public in the planning for NENT NDAs, which should be people-oriented and adopt the "conventional" approach in land resumption. He also suggested that the Administration should promote the development of agriculture-industry chain (農業工業鍊) in NENT and establish a dedicated organization to take forward the NENT NDAs project.

新界向前發展聯席會議

(LC Paper No. CB(1)281/12-13(04))

33. Mr 丘健和, Chairman, 新界向前發展聯席會議, said that his organization supported the development of NENT NDAs. He suggested that the Administration should: (a) provide more public housing units and apply the "Hong Kong Property for Hong Kong People" policy to certain residential sites in the proposed NDAs; (b) provide adequate job opportunities and enhance the transport facilities in the areas; (c) implement the Northern Link project to tie in with the development of NENT NDAs; and (d) reserve land in the proposed NDAs for developing the six industries where Hong Kong enjoyed clear advantages. He also proposed that the Administration should introduce measures such as tax concessions to encourage Hong Kong manufacturers to move back from the Mainland to develop their business in NENT.

Mr Michael CHOI Ngai-min, Member, Long Term Housing Strategy Steering Committee

(LC Paper No. CB(1)277/12-13(01))

34. Mr Michael CHOI, Member, Long Term Housing Strategy Steering Committee, supported the development of NENT NDAs and emphasized the need to address the current housing shortage problem which was the most severe one over the past two decades. Given the target to supply at least 40 000 housing units per year to cater for the demand, he disagreed to the view that there was no urgency to open up new land. He cautioned that the 53 800 residential flats to be provided in the proposed NENT NDAs could only meet housing demand for one year or so. To meet the medium- and long-term housing demand, the Administration must also expedite the planning for the Hung Shui Kui NDA and the Tung Chung new town development extension project, as well as explore reclamation outside Victoria Harbour. As regards

the impact of the proposed NENT NDAs project on the existing residents and farmers in the areas, the Administration should work out a balanced development plan that could address their concerns. He remarked that the comments which alleged that the Administration was "selling out Hong Kong" and that "Hong Kong was being planned" were groundless.

*Sheung Shui District Rural Committee
(LC Paper No. CB(1)243/12-13(06))*

35. Mr HAU Chi-keung, Chairman, Sheung Shui District Rural Committee, said that he spoke on behalf of villagers of Sheung Shui, Fanling, Sha Tau Kok as well as Ta Kwu Ling and expressed support for the development of NENT NDAs. He said that since the PE exercise for the project had been carried out for years, members of the public should have been aware of the project. He urged the Administration to attach equal importance to the aspirations of both IVs and non-IVs, in particular their requests for in-situ rehousing, and to make the compensation and rehousing arrangements clear as early as possible. He said that most farmers undergoing agricultural activities in Long Valley were willing to accept the Administration's proposal to resume their farmland as long as fair compensation would be made. He added that consideration should be given to expanding the area zoned for Village-type Development ("V-Zones") for Ho Sheung Heung and Yin Kong Village.

Land Justice League

36. Mr CHU Hoi-dick, Member, Land Justice League, was concerned that in undertaking the proposed project, the Administration would safeguard the needs of developers and IVs at the expense of the interests of non-IVs and farmers in NENT. He considered that the Administration should not repeat the practice under the British colonial rule by which new towns had been developed in Hong Kong with no regard to the interests of local residents. He said that many residents who would be affected by the proposed NENT NDAs project were not aware of the Study until the Stage 3 PE. He found it unacceptable that the Administration had made an assumption at an early stage, as reflected in the Stage 1 PE consultation paper, that land resumption and rehousing were inevitable. He stressed that in planning the proposed NDAs, the Administration should accord priority to protecting the natural environment and refrain from damaging the existing agricultural land. Any residential units to be provided in NDAs should preferably be constructed on the land currently used as container storage places or recycling yards instead of on agricultural land where there were farming activities.

Discussion

Public consultation

37. Ms Emily LAU, Mr CHAN Chi-chuen, Mr Gary FAN and Dr Kenneth CHAN expressed strong dissatisfaction about SDEV's absence from the meeting. They opined that it was important for SDEV to attend the meeting in person to listen to the views of those who would be affected by the proposed project. Mr CHAN Chi-chuen said that he looked forward to the attendance of SDEV at the meeting on 15 December 2012 which would be held to continue to receive views on the project. Dr CHIANG Lai-wan remarked that the Permanent Secretary for Development (Planning and Lands) ("PS/DEV(P&L)"), who was present, was the official at the highest rank other than SDEV responsible for planning and land policy.

38. Ms Emily LAU said that from the views expressed by the deputations in attendance, the Administration should be well aware that the proposed project was very controversial. While some members of the public demanded the withdrawal of the NENT NDAs proposal or the deferral of the proposed project, there were also views in the society that the Administration should proceed with the project as soon as possible. She shared the views of some deputations that the Administration should respect and listen carefully to the views expressed by those who would be affected by the proposed development.

39. While disagreeing to the view that the purpose of opening up new land in NENT was to serve the Mainlanders, Dr CHIANG Lai-wan urged the Administration to ensure that the planning for NENT NDAs was undertaken to cater for the needs of Hong Kong people. Sharing the views of some of the deputations, Dr CHIANG pointed out that the formulation of a population policy was vital to the deliberation of measures to increase land supply.

40. Ir Dr LO Wai-kwok was concerned about the impact of the NDAs proposal on non-IVs. He stressed the importance for the Administration to strike a balance between the interests of IVs and non-IVs in developing NENT NDAs.

41. Mr James TIEN said that given the public consultation on the proposed project had been conducted in stages for years, some people who had recently moved into the areas might not have the chance to express their views at a previous stage of the consultation. He cast doubt on whether it was possible for the Administration to repeat certain stages of the consultation for those who had not expressed their views before.

42. Mr CHU Hoi-dick, Member, Land Justice League queried whether the PE exercise in relation to the proposed project should still be regarded as adequate and effective given that most affected non-IVs in the Ping Che/Ta Kwu Ling NDA were not aware of the project until the Stage 3 PE. He opined that the Administration should start afresh a consultation with the existing residents of the areas to be affected.

43. PS/DEV(P&L) responded that the Administration had collected a lot of views in the three stages of PE. He assured members that although the PE exercise had been completed, the Administration would continue to listen to the views of the public and consider them carefully. In light of the views collected, the Administration would consider appropriate adjustments to the NDAs proposal having regard to the relevant factors including technical feasibility.

Residential development in the proposed NENT NDAs

44. Mr CHAN Chi-chuen said that there were public concerns on whether the proposed project was undertaken by the Administration to integrate Hong Kong with Shenzhen and to provide a back garden for rich Mainlanders. He criticized that the Administration had not made it clear to the public the extent to which the policy of "Hong Kong Property for Hong Kong People" would apply in the proposed NENT NDAs. He enquired about the development schedule as well as the proportion of public housing units in the NDAs according to the Administration's latest plan.

45. Mr Gary FAN held the view that although the Administration had stated that the objective of developing NENT NDAs was to address the housing needs of Hong Kong people, the public did not see that the planning proposal would meet such an objective. Under the NDAs proposal, more than 50% of the residential units to be provided would be low-density private residential developments, which would make no effect in shortening the public's waiting time for allocation of PRH units but would only support the belief that NENT NDAs would become a "city for rich doubly non-permanent residents".

46. In reply, PS/DEV(P&L) said that the Administration had commenced the Study a long time ago and it had all along been undertaken with a view to safeguarding the interest of Hong Kong people as a whole. Having considered public views recently received, the Administration would increase the proportion of subsidized housing units in NENT NDAs to over 50%, whereas the private housing units to be provided in the areas would be mostly small- and

medium-sized ones to meet the demand of the general households in Hong Kong. Moreover, certain residential sites would be subject to the "Hong Kong Property for Hong Kong People" requirement. He asserted that NENT NDAs were not developed for the alleged integration of Shenzhen and Hong Kong. According to the projection of the Census and Statistics Department, the population of Hong Kong would increase by 1.4 million in the next 30 years. Hence, there was a genuine need to open up new land to meet Hong Kong's long-term housing and economic development needs.

47. In response to Ms Emily LAU's comments that the information about the total area of vacant Government land provided by the Administration in the past was confusing, PS/DEV(P&L) advised that the Administration had clarified the information at various meetings of LegCo and had uploaded the relevant statistics onto the website of the Development Bureau.

The Golf course near the proposed NENT NDAs

48. Concurring with Green Sense, Ms Emily LAU and Mr CHAN Chi-chuen supported that the land lot currently used as a golf course in Fanling, to the south of Kwu Tung, should be resumed by the Administration for residential development. PS/DEV(P&L) said that the Hong Kong Golf Club had been operating the golf course since 1930 under a private recreational lease the policy for which was under the purview of the Home Affairs Bureau and would expire in 2020. As regards the suggestion to take back and develop the land lot, PS/DEV(P&L) said that it would take time for the Administration to carry out a planning and engineering study for it. Furthermore, unlike the proposed NENT NDAs in which provision had already been made in the Spur Line project for a new Kwu Tung railway station, there was no plan to provide a new railway station in the vicinity of the golf course. Mr Gary FAN held the view that the Administration could enhance the transport infrastructure at the areas near the golf course if it decided to resume the land lot for residential development. In response to Mr FAN's enquiry on whether the Administration could terminate the golf course's lease by giving one year's notice, PS/DEV(P&L) advised in the positive subject to the purpose for which being in line with the relevant clause in the lease.

Agricultural development in NENT

49. Miss CHAN Yuen-han said that the Hong Kong Federation of Trade Unions did not object to the development of the proposed NENT NDAs in principle, but considered that the NDAs proposal should not affect the local residents' living styles and environment. To achieve an "organic

development", she stressed that the existing economic activities including agriculture in NENT should be allowed to go on. Miss CHAN asserted that a large number of farmers wanted to continue their agricultural practices. The Administration should put in place an agricultural policy to foster the development of the local agricultural industry. Noting that under the existing Agricultural Land Rehabilitation Scheme, the Administration would help identify arable land for farmers affected by land development to resume their agricultural activities, she considered it undesirable to require farmers to abandon their existing farmland and move to another place to cultivate a new piece of land, as it took years of efforts to make a field productive.

50. PS/DEV(P&L) replied that while some farmers currently operating in NENT would inevitably be affected by the proposed project, the Administration would strive to minimize the impact on them and work out suitable arrangements for them. Under the NDAs proposal, the core area of Long Valley was designated as a Nature Park (about 37 hectares) and consideration would be given to allowing farmers to practise traditional and organic farming. In addition, two pieces of land to the north and south of the Nature Park (about 45 hectares) and a piece of land in Fu Tei Au (about 9 hectares) would be maintained as "Agriculture" zones in which farming activities could continue. The Agriculture, Fisheries and Conservation Department ("AFCD") would seek to identify available land in the vicinity of the proposed NDAs with a view to assisting affected farmers to continue their farming activities if they wished to do so.

51. The Deputy Chairman asked the Administration to give details on how the Administration would render assistance to farmers and to promote the agricultural industry. PS/DEV(P&L) said that under the existing policy, the Administration supported the agricultural industry through the provision of basic infrastructure, technical support and low-interest loan to farmers to enhance the productivity of the industry, develop modern and environmentally acceptable farming methods, and produce quality, safe and high-value farm products. He further advised that apart from the proposal to designate 91 hectares of land for farmers to continue their agricultural practices, the Administration had put in place an agricultural resite policy under which clearees who were genuine farmers might apply for a short-term waiver to build a domestic structure on agricultural land purchased or rented on their own. The Deputy Chairman remarked that instead of merely adopting some long established policies, the Administration should work out tailor-made measures to help the farmers to be affected by the NENT NDAs project according to their specific needs and circumstances.

52. Mr LEUNG Yuk-cheung, Convenor, NT North East Strategies, said that the Administration was not offering support to farmers proactively. If the farmers failed to rent any suitable land for resuming their agricultural practices or could not afford to bid for a piece of Government land for agricultural use, they would not receive any technical support or low-interest loans from the Administration. He called for the Administration's action in resuming land which was suitable for farming in NENT and lease it to interested farmers.

53. Ms WONG Chat-tai, Chairman, 香港新界本地農協會, said that the farmers in NENT faced a lot of difficulties in their agricultural practices due to the lack of support from the Administration. Yet the farmers, mostly elderly, insisted on farming with a view to providing fresh vegetables for Hong Kong people every day. She invited members to visit the farms in NENT, in particular Long Valley, to obtain first-hand information about the assistance that the farmers needed.

The Northern Link project

54. The Deputy Chairman and Ir Dr LO Wai-kwok were concerned about the delayed implementation of the Northern Link. Ir Dr LO considered that if the Northern Link would be proceeded with, the proposed NENT NDAs should be able to accommodate a larger number of population. He urged the Administration to formulate a policy for the development of industries, including the agricultural industry, in Hong Kong to cater for the long-term development needs. To generate sufficient job opportunities in the proposed NDAs, he opined that the Administration should promote the development of the six industries where Hong Kong enjoyed clear advantages in the areas.

55. PS/DEV(P&L) advised that the Transport and Housing Bureau was conducting a review of the Railway Development Strategy 2000, in which the Northern Link project would be covered. Should the Northern Link be implemented as a result of the review, there would be scope to increase the development intensity in NENT NDAs.

Planning and Implementation

56. As regards the implementation approach for the proposed project, Mr James TIEN noted that the Administration had proposed at the Stage 3 PE to resume all the land in the proposed NENT NDAs for development. He enquired whether the Administration would consider allowing the private sector to develop the land that they already owned in NENT in tandem with the Administration's plan for the NDAs and in support of local farmers' demand for

continuing their agricultural practices in the areas. While acknowledging the need to provide more public housing units in the proposed NDAs, he considered that the Administration should learn from the experience in developing Tin Shui Wai and ensure a comprehensive and balanced development in NENT. Apart from public housing developments, there should be private housing, community facilities as well as commercial developments in an NDA.

57. PS/DEV(P&L) advised that the Administration suggested to adopt CNTA in the Stage 3 PE because the approach would ensure orderly implementation of the proposed project and timely provision of various public facilities as well as housing units. Chief Town Planner/Studies and Research, Planning Department, added that the planning for NENT NDAs had adopted a people-oriented approach as a guiding principle. The Administration strived to take care of the needs of future residents in the areas and existing residents in the new town. She assured members that the community and transport facilities in the proposed NDAs would be provided in line with the requirements specified in the Hong Kong Planning Standards and Guidelines. For instance, the community facilities already planned for the three NDAs included police stations, fire stations, 17 kindergartens, 11 primary schools and seven secondary schools. In addition, land had been reserved for the provision of a hospital and other medical service centres.

(The Chairman ordered a break of 15 minutes.)

(The meeting resumed at 11:15 am.)

Session two

Presentation by deputations

58. In response to members' enquiry on why SDEV did not join the meeting, PS/DEV(P&L) explained that it was not possible for SDEV to undertake all the tasks for the Development Bureau by himself and he was attending a public hearing of the Public Accounts Committee in another conference room of the LegCo Complex. Ms Emily LAU considered that SDEV should participate in the meeting after the hearing. The Chairman remarked that SDEV had informed him that he would join the meeting later on.

Mr LIU Kwok-wah, Sheung Shui Heung Village Representative

59. Mr LIU Kwok-wah, Sheung Shui Heung Village Representative and Member, North District Council, was against the proposed location for the extension of the Shek Wu Hui Sewage Treatment Works ("SWH STW") under the NENT NDAs proposal. As the site for SWH STW was close to residential areas, he was concerned that toxic substances discharged from the effluent during the treatment process would affect the surrounding environment as well as the health of nearby residents. Mr LIU said that during a site visit conducted with the Planning Department and the Civil Engineering and Development Department in August 2012, he and three other village representatives had asked the Administration to consider another site near Lo Wu Station Road as it was larger and farther away from residential areas. He urged the Administration to review the site selection with a view to ensuring the well being of the residents.

Mr LIU Hing-hung, Sheung Shui Heung Village Representative

60. Mr LIU Hing-hung, Sheung Shui Heung Village Representative, objected to the proposed location for the extension of SWH STW under the NENT NDAs proposal because the site was close to residential areas. He suggested that the extension works should be relocated to the Government land near Lo Wu Station Road. Pointing out that under the NDAs proposal, the land currently inhabited by villagers in the proposed Fanling North NDA would be resumed by the Administration for providing public housing units, schools as well as police training facilities etc., whereas the land currently held by developers would be designated for private housing development and commercial use, he queried whether there was any collusion between the Government and the business sector. Mr LIU also demanded that if the Administration decided to take forward the NDAs proposal, it should provide a Village-type Development ("V") zone for Sheung Shui Heung in the area originally reserved for SWH STW to solve villagers' housing problems.

Mr LIU Tai-wan, Sheung Shui Heung Village Representative

61. Mr LIU Tai-wan, Sheung Shui Heung Village Representative, was against the proposed location for the extension of SWH STW. Pointing out that the volume of sewage to be handled by SWH STW would continue to increase significantly in the future and hence the extension works would have to be expanded and relocated in future, he suggested that to accommodate the future expansion of SWH STW, the Administration should look for a site much larger in size than the one proposed. He said it was unfair to villagers of Sheung Shui

Heung that they had to tolerate the odour near SWH STW for so many years. He also expressed dissatisfaction to retaining the existing slaughterhouse near Sheung Shui Heung Village.

Mr LIU Fu-sau, Sheung Shui Heung Village Representative

62. Mr LIU Fu-sau, Sheung Shui Heung Village Representative, was opposed to the proposed location for the extension of SWH STW. Making reference to the sewage treatment works at Shatin, which had been proposed by the Administration to relocate to Nui Po Shan due to continuous increase in the volume of sewage to be handled and population growth, he held the view that the extension of SWH STW at the proposed location would not be sustainable, as it was not up to the scale for treating the sewage to be generated by the population of the North District in 2031 (estimated to be 526,700). Hence, the Administration should relocate SWH STW to a much larger site.

*The Hong Kong Institution of Engineers
(LC Paper No. CB(1)277/12-13(02))*

63. Ir Prof CHOY Kin-kuen, President, Hong Kong Institution of Engineers ("HKIE"), summarized the views of HKIE as detailed in the submission, which in general supported the development of NENT NDAs. He said that under the premise of safeguarding the interest of the community as a whole, it was desirable for the Administration to proceed with the development of NENT NDAs and to identify land suitable for development as early as possible in view of the population growth and shortage of land supply. He cautioned that the Administration should provide transport facilities to enhance the accessibility of the Ping Che/Ta Kwu Ling NDA given its remoteness and should avoid providing housing units in locations with potential landside risks. He stressed the importance for the Administration to work out appropriate compensation and reprovisioning arrangements with a view to maintaining the existing life styles and living environment of local residents as far as possible and paying due regard to the interest of the community at large. He considered that the Administration should take timely and decisive actions to take forward the proposed project as soon as possible.

*New People's Party
(LC Paper No. CB(1)243/12-13(10))*

64. Mr David WONG, Member, New People's Party and Wan Chai District Council, summarized the views of the New People's Party as detailed in the submission. He suggested that the Administration should shorten the time

required to plan and implement the proposed project; allow flexibility in the types of industries to be developed in the "commercial, research and development" sites; maximize the use of land resources by promoting high value-added industries; and draw up a holistic development plan for a wider area in light of the future developments in the border area and the Lok Ma Chau Loop, and in coordination with local universities, the Science Park as well as the industrial zones in Shenzhen. New People's Party held the view that the development of NDAs must have comprehensive policy support, including immigration and taxation policy that would facilitate talent exchange between Guangdong and Hong Kong, and a clear direction for Hong Kong's economic development.

*The Hong Kong Institute of Planners
(LC Paper No. CB(1)281/12-13(05))*

65. Dr Peter Cookson SMITH, President, the Hong Kong Institute of Planners ("HKIP"), summarized the views of HKIP as detailed in the Institute's submission by highlighting its comments on housing needs, land policy, land resumption and compensation arrangements, as well as the PE exercise in relation to the proposed NDAs development. He said that HKIP stressed the importance for the Administration to plan on a long-term basis in order to confront the challenges that faced Hong Kong, to overcome the shortage of built space, to improve the land utilisation rate as well as to expedite the process of supplying new housing units.

Student Christian Movement of Hong Kong

66. Ms Linda NG of the Student Christian Movement of Hong Kong considered that the Administration should not use the need to address housing demand as an excuse to proceed with the development of NENT NDAs at the expense of the interests of the existing residents in the areas. The Administration should pay due regard to the aspirations of local residents and farmers to continue their current life styles. She expressed doubt on whether the proposed project would enhance the quality of the living environment in NENT NDAs given that the areas would be surrounded by tall buildings following the implementation of the proposed project. She pointed out that non-IVs had a strong sense of belonging to their villages and they were against the project not because they wanted to secure a better compensation package.

Lingnan University Student Christian Movement

67. Mr WONG Hei-nam of the Lingnan University Student Christian Movement pointed out that the implementation of the proposed project would force local residents to move out and affect the ecology in NENT NDAs. He said that there was no imminent need to develop NDAs as there was no lack of land in Hong Kong which could be used for public housing development. He opined that the Administration should make the public well informed about the land reserve in Hong Kong and provide justifications for its insistence on developing NDAs. He criticized that the Administration had not actively consulted the affected villagers. To allay the public's concern that the proposed project was "selling out Hong Kong", he considered that SDEV should explain clearly how the policy of "Hong Kong Property for Hong Kong People" would be implemented in NDAs.

Mr Roy TAM

68. Mr Roy TAM opined that the proposed NENT NDAs were not suitable for accommodating a large population as they were remote from the urban areas. He was concerned that the NENT NDAs development would result in great pressure on the existing transport facilities especially the East Rail. He said that the Green Sense had suggested that the Administration should resume the land lot currently used as a golf course located to the south of Kwu Tung for residential development. Pointing out that in the land lease for the golf course there was a clause that allowed the Government to resume the land for public purposes, he urged the Administration to make it clear to the public whether it would take such an action.

Mr FU Ka-ho

69. Mr FU Ka-ho said that the API on the proposed project was a piece of brainwashing publicity material. Given that there was no public consensus on the development plan for NENT NDAs, he considered it ridiculous for the Administration to produce an API to propagate the message that NENT NDAs would be Hong Kong people's new towns. He criticized that the Administration had not addressed all the queries and worries raised by the public regarding the project. Noting that Prof LAU Siu-kai, the former head of the Central Policy Unit, had said that the planning for the proposed NENT NDAs was undertaken by the Administration to integrate Hong Kong with China, he considered that the allegation of "selling out Hong Kong" and "to develop a city for rich doubly non-permanent residents" was not groundless. He demanded the Administration to suspend the NDAs proposal.

NeoDemocrats

70. In presenting the submission of NeoDemocrats, Mr CHAN King-ming, Deputy Convenor, NeoDemocrats, expressed concern that the implementation of the project would adversely affect the natural and rural environment of NENT NDAs. He stressed that due regard should be given to maintaining a sustainable development in NDAs and criticized that the planning for the areas was undertaken with no regard to future population changes and the need of agricultural development. Mr CHAN considered that the proposed project could not provide an immediate solution to meet the housing demand of Hong Kong people because the first population intake in NENT NDAs would not take place until 2022. To address the current housing problems, it was more practicable for the Administration to increase the provision of housing units in existing new towns. Pointing out that certain industries where Hong Kong enjoyed clear advantages such as testing and certification had already moved to some developed areas such as Kwai Chung and Fo Tan, he sought clarification about the types of industries to be developed in NENT NDAs. As the NDAs were remote, he was concerned about the adequacy of transport facilities to serve the residents in the areas. In his view, there was a possibility that some people supported the proposed project because they expected that the Administration would resume the land they owned and provide them compensation in return.

Mr LEUNG Chun-yin

71. Mr LEUNG Chun-yin urged for the withdrawal of the NENT NDAs proposal. He referred to the past new town development projects in Hong Kong and criticized that farmers and villagers were usually forced to move out as a result of the implementation of such projects. He queried whether the proposed project was undertaken to facilitate "Hong Kong-Shenzhen integration" and considered that the Administration would not be able to address the current housing problems if its real intention to develop NENT NDAs was to integrate Shenzhen with Hong Kong. He criticized that the Administration had delivered misleading messages to the general public about the proposed project through APIs on one hand and had given little regard to the concerns of the affected villagers and farmers. He further said that the Administration had not publicized detailed information about the views collected in past PE exercises. He expressed dissatisfaction that during the consultation process, the Administration had kept changing the theme of the NENT NDAs development and had not made it clear whether the proposed NENT NDAs were new development areas or new towns. Given that there was

vacant land as well as vacant housing units available in other parts of the territory to address the current housing problems, he queried why the Administration insisted on developing NENT.

Mr LARM Wai-leung

72. Mr LARM Wai-leung, resident of Kwu Tung Village, said that since the Administration had repeatedly indicated that it would develop NENT more than a decade ago, developers had been acquiring land in the area and awaiting the implementation of the plan, causing distress to the residents in Kwu Tung Village. He said that if the Administration decided to proceed with the proposed project, it should devise the plan to re-provision the Kwu Tung Village locally as early as possible and allow the villagers to retain their rural living styles. He continued that if the Administration decided to suspend the development proposal, the Administration should make it clear to the villagers whether and when it would reintroduce it and take appropriate measures to freeze the development of private land in the concerned areas so as to discourage developers from making further troubles to the villagers. He also urged the Administration to conduct a household survey to ascertain the actual numbers and circumstances of the genuine residents in Kwu Tung Village.

劉妙成先生

73. Mr 劉妙成, resident of Kwu Tung Village, referred to the submission of Mr HAU Chi-keung, Chairman of Sheung Shui District Rural Committee, who had attended the first session of the meeting, and asserted that the submission which read "90% of villagers of Kwu Tung Village agreed to relocation upon compensation" did not truly reflect the views of the villagers. He said that the villagers' demand for "no removal and no demolition" had been endorsed in the two referenda held at the Village. He said that the villagers had a strong sense of belonging to Kwu Tung Village and they preferred to maintain their current life styles.

余映娟女士

74. Ms 余映娟, resident of Kwu Tung Village, urged the Administration to withdraw the proposal of including Kwu Tung Village in the proposed project. She said that she could not afford the rents of public housing units and expressed concern about the future rehousing arrangement.

高大姐女士

75. Ms 高大姐, resident of Kwu Tung Village, said that the implementation of the NENT NDAs proposal would put her in great distress. She was concerned that she could not afford a new accommodation after the demolition of her house.

陳明仔先生

76. Mr 陳明仔, resident of Kwu Tung Village, criticized that the Administration had not made the rehousing arrangements in respect of the NENT NDAs project clear to the villagers. He said that he could not afford a new accommodation after his current one was demolished.

鍾曉晴女士

77. Ms 鍾曉晴, resident of Kwu Tung Village, urged the Administration to withdraw the NENT NDAs proposal. She did not agree with a statement made by SDEV during the Stage 3 PE that there was a need to develop the proposed NENT NDAs because of the lack of land supply in Hong Kong. She said that there was actually a large quantity of vacant land in the territory which could be used for residential development. She queried if the Administration's purpose for proceeding with the proposed project was to integrate Shenzhen with Hong Kong. Considering that the existing families in Kwu Tung (North) had established their homes in the Village for generations, she said that the proposal to clear the Village was inhumane. She stressed the importance for the Administration to pay due regard to the interests of non-IVs and allow them to retain their existing life styles.

鍾定昕先生

78. Mr 鍾定昕 said that he did not concur with the view that there was a need to develop the proposed NENT NDAs because of the lack of land supply in Hong Kong. He said that more than 1 000 hectares of vacant land was available in the territory for residential development and did not see the need to demolish the homes of the existing residents in NENT. He considered that the public-private housing ratio in the proposed NENT NDAs was inappropriate and questioned whether the proposed NDAs development was mainly for achieving "Shenzhen-Hong Kong integration". He called on the Administration to withdraw the NENT NDAs proposal.

謝艷霞女士

79. Ms 謝艷霞 said that SDEV should pay due regard to the aspirations of the existing residents in the proposed NENT NDAs to continue living in the areas. She expressed disagreement to the opinion of Mr Franklin LAM Fan-keung, Member of the Executive Council, that the residents should sacrifice their own interests and move out from their homes to facilitate the development of NENT NDAs.

鍾偉光先生

80. Mr 鍾偉光 opined that there was no imminent need for developing NENT NDAs, given that the projected Hong Kong resident population would not increase to 8.4 million until 2041. As vacant land was available in the developed areas of Hong Kong for residential development, he disagreed to the Administration's plan to spend \$40 billion to resume land in NDAs in order to implement the proposed project. He considered that the proposed project could not alleviate the current housing problem of Hong Kong immediately because the first population intake in NDAs would not start until 2022. The Administration should be able to address the housing problem by suitably adjusting the population policy of Hong Kong. He urged that Panel members should not support the development of NENT NDAs on the ground of housing shortage, which was only an excuse of the Administration. He continued that NENT NDAs was the only green belt area in Hong Kong. Local industries such as soy source factories, logistics and agricultural industries should be allowed to continue their operations in the area.

蘇麟揮先生

81. Mr 蘇麟揮 left the meeting before presenting his views.

郭芳妹女士

82. Ms 郭芳妹, resident of Kwu Tung Village, demanded "no removal and no demolition". She said that the livelihood of her families would be adversely affected if the Administration cleared the Village. She was concerned that no appropriate rehousing and reprovisioning arrangements would be provided. Although the Administration claimed that it had conducted three stages of PE, it had not arranged any personnel to inform her family about its land clearance plan. She expressed doubt on whether the API on the proposed project was a piece of brainwashing publicity material and queried why the Administration

broadcast the API when there was not yet any consensus on the development plan for NENT NDAs.

Discussion

Deputations' views and requests made at the meeting

83. Mr Gary FAN enquired whether the Administration would accommodate the requests raised by deputations, such as local rehousing of residents and preservation of their existing rural living style, permanent preservation of Kwu Tung Village and continued operation of Kwu Tung Vegetable Marketing Credit Co-operative Society locally. PS/DEV(P&L) responded that in undertaking the development of NENT NDAs, residents and farmers in the areas would inevitably be affected. The Administration would strive to minimize the adverse impacts on the existing residents affected by land resumption and clearance and work out compensation and rehousing arrangements that could take better care of the affected residents.

84. Ms Emily LAU asked the Administration to take note of the deputations' views expressed at the meetings including their concerns that the Administration might run into difficulties and resistances in implementing the proposed project, which could not be overcome merely by providing compensation to the affected parties. In response to Ms LAU's query on whether HKIE had any suggestions on how the Administration could move ahead with the proposed project having regard to the divergent views among the deputations present at the meeting, Ir Prof CHOY Kin-kuen said that the Administration should take timely actions to implement the initiatives that would safeguard the interest of the community as a whole.

Public consultation

85. The Panel noted that some deputations from Kwu Tung Village had pointed out that a representative of the Sheung Shui Rural Committee had not truly reflected their views at the meeting. Mr CHAN Chi-chuen considered that to avoid being misled, the Administration should conduct a more comprehensive consultation with a view to collecting the true views of the villagers. PS/DEV(P&L) responded that as the Administration would consider all the views collected during the PE exercise, it would not be misled by part of these views. In response to Ms Emily LAU's request that the Administration and Heung Yee Kuk should look into the grievances of these deputations, PS/DEV(P&L) replied that the Administration would follow up the issue.

86. Dr Fernando CHEUNG said that according to media reports, the retired Director of Planning had admitted that the public consultation on the NENT NDAs proposal was inadequate and it was difficult for the Administration to make contact with all affected households in the areas. Dr CHEUNG criticized that the Administration had conducted the consultation badly and urged the Administration to make timely response to deputations' concerns. He enquired about the timetable for the Administration to draw up the revised proposal.

87. PS/DEV(P&L) replied that the Administration would work out the revised proposal having regard to the views collected. It was anticipated that the report for the Stage 3 PE would be issued in the first half of 2013. In response to Dr CHEUNG's further enquiry on whether the relevant funding proposal would be submitted to LegCo for approval by phases, PS/DEV(P&L) said that the implementation of the proposed project would be undertaken in phases. The timetable for submission of funding proposals to LegCo had not been prepared at this juncture because the proposed project was still at its planning stage.

88. Dr Kenneth CHAN said that some non-IVs had not been consulted on the NENT NDAs proposal in the previous PE exercises. Noting that certain deputations demanded "no removal and no demolition" at the meeting, he enquired about the actions to be taken by the Administration in response to such demand.

89. Ms Cyd HO pointed out that the Administration should take care of the interests of both IVs and non-IVs. She said that certain households that would be affected by the proposed project were not aware of the NENT NDAs proposal until recently. Some of them might also have difficulties in relaying their views to the Administration. She urged the Administration to consult the views of these affected households one by one. Dr Fernando CHEUNG expressed similar views. He suggested that the Administration had the responsibility to contact each of the affected households to solicit their views as part of the Stage 3 PE. Ms 郭芳妹 supported the suggestion. PS/DEV(P&L) replied that consideration would be given to Dr Fernando CHEUNG's suggestion. He advised that the Administration would carefully consider the deputations' views expressed at the meeting. Although the PE exercise had been completed, the Administration would continue to listen to the views of members of the public and address the concerns of the residents who would be affected by the project.

Compensation and rehousing arrangements

90. The Panel noted that the Finance Committee had approved funds in May 2012 for the payment of special ex-gratia allowance for the resumption and clearance of Chuk Yuen Village as a result of the implementation of public works projects in connection with the construction of the Liantang/Heung Yuen Wai boundary control point. PS/DEV(P&L) advised that the Administration was conducting a review on the existing compensation and rehousing arrangements for residents affected by public works projects, which was anticipated to be completed by 2013.

Land lot used as a golf course near the proposed NENT NDAs

91. Mr Gary FAN, Dr Kenneth CHAN and Ms Cyd HO enquired whether the Administration would accept the suggestion raised by Mr Roy TAM and the Green Sense to resume the land lot currently used as a golf course located to the south of Kwu Tung for the purpose of housing development. Mr Roy TAM urged the Administration to accept the suggestion having regard to the existing residents' opposition to the NENT NDAs proposal. He added that the Administration should make reference to Lai Chi Kok Amusement Park and consider providing a theme park in the proposed NENT NDAs with a view to providing more job opportunities for grassroot residents in the areas.

92. PS/DEV(P&L) advised that as the golf course was still under operation, whether the land in question should be released for development had to be considered by the relevant policy bureau. He said that planning for an area would take years to complete. Even if the Administration accepted the Green Sense's suggestion to develop the land lot currently used as a golf course for providing housing units, it would take time for the Administration to carry out a study for developing the area and hence the land lot could not be a substitute for the three NDAs. He added that the proposed NENT NDAs were suitable locations for housing development given that the proposed residential sites would be close to the new Kwu Tung railway station.

93. Ms Cyd HO did not consider that there were justifications for the Administration to attach lesser importance to the housing needs of most Hong Kong people as well as the conservation of the natural environment in NENT NDAs than to retaining the golf course for recreational use by a small group of people. She said that according to the latest population projection by the Census and Statistics Department, the growth of Hong Kong population would be slower than the Department's earlier estimates, therefore the Administration should carefully consider the Green Sense's suggestion.

94. In reply, PS/DEV(P&L) said that the Administration had all along kept reviewing the projected population according to changing circumstances. According to the latest population projections, the resident population of Hong Kong would increase by 1.4 million in the coming 30 years. The average household size had decreased from 3.3 persons in 1996 to 2.9 persons in 2011. In response to Ms Cyd HO's remarks that the Administration should reserve more land for providing "flats with limited floor areas" and less for luxurious housing units in view of the decreasing household size in Hong Kong, PS/DEV(P&L) advised that Hong Kong people had different requirements on the size of private residential units. He reiterated that the majority of private housing units to be provided in the proposed NENT NDAs would be small- and medium-sized flats.

Implementation of the "Hong Kong Property for Hong Kong People" policy

95. Mr CHAN Chi-chuen enquired about the proportion of private housing units in the proposed NENT NDAs to which the policy of "Hong Kong Property for Hong Kong People" would apply. He was also concerned about the number of small- and medium-sized units to be supplied in the areas. PS/DEV(P&L) advised that as the first population intake in the proposed NDAs would not take place until 2022 and the housing situation might keep changing in future, the Administration would not determine the implementation details of the policy of "Hong Kong Property for Hong Kong People" in the areas at this juncture.

96. Mr CHAN Chi-chuen remarked that the Administration's refusal to provide the proportion of private flats to be subject to the policy of "Hong Kong Property for Hong Kong People" would not help allay the public suspicion that the NDAs proposal was undertaken to pave way for "Shenzhen-Hong Kong unification". In response, PS/DEV(P&L) advised that although it was still early to ascertain the number of residential sites to which the policy of "Hong Kong Property for Hong Kong People" would apply, there was a need to inform the public about the Administration's plan in this regard and therefore the Administration had done so. As regards the housing development in NENT NDAs, over half of the residential flats would be subsidized housing units which would be made available to permanent residents of Hong Kong only and the private residential units in the areas would be mostly small- and medium-sized flats to cater for the needs of Hong Kong people.

Agricultural development

97. Mr Michael TIEN remarked that as Hong Kong was currently an affluent society, the Administration should take care of the views of different stakeholders, no matter whether they represented the majority or minority view, and should strike a balance among different needs in the society. Mr TIEN considered that while the Administration should allow the existing farmers in the areas to be affected by the NENT NDAs proposal to continue their agricultural practices as a means of livelihood, it should also assist them in seeking a breakthrough in their farming practices to ensure sustainable use of their farmland. Given that there was considerable market demand for organic produce in Hong Kong, he suggested that the Administration should promote organic farming.

(The Chairman ordered a break.)

(The meeting resumed at 2:30 pm.)

Session three

Presentation by deputations

Greeners Action

(LC Paper No. CB(1)243/12-13(11))

98. Mr 蕭方中, Project Officer, Greeners Action, said that the Administration should ensure a sustainable development as well as a balance between economic development and environmental protection in the proposed NENT NDAs. He cautioned that the proposal to convert agricultural land to residential use would reduce local agricultural production and increase the reliance of Hong Kong people on imported food. Allowing agricultural practices to continue would support food recycling activities, hence reducing wastes in Hong Kong. He opined that the Administration should not use economic and housing development as an excuse to damage the environment.

馬屎埔村地主聯盟

(LC Paper No. CB(1)243/12-13(12))

99. Whilst acknowledging the need to develop the proposed NENT NDAs, Mr Yung Kai-lai of 馬屎埔村地主聯盟 opined that the NDAs proposal had not taken into account the interest of existing owners and occupants of the agricultural land in NENT NDAs. He considered that rehousing alone could

not address the needs of affected farmers. He urged the Administration to reserve agricultural land in the three proposed NDAs for farmers to continue their agricultural activities and rural life.

The Conservancy Association
(LC Paper No. CB(1)243/12-13(13))

100. Mr NG Hei-man of the Conservancy Association opined that the proposal to convert the dry agricultural land in Long Valley into wetlands to compensate for the loss of the existing wetlands in other parts of the proposed NENT NDAs, alongside the idea of providing tourist facilities in the area, would not only reduce the ecological value of the Long Valley, but also undermine the efforts of some farmers and organizations in conserving the natural environment in the area. He disagreed to the Administration's agricultural rehabilitation scheme which required farmers to move to another place to cultivate new land. He urged the Administration to preserve the existing good-quality agricultural land, including wetland in NDAs, for farmers to continue their agricultural activities in-situ.

Middle Class Power
(LC Paper No. CB(1)243/12-13(14))

101. Mr Fung Wai-kwong, Chairman, Middle Class Power, considered that the Administration should ensure a balanced mix of housing developments in NENT NDAs; suitably increase the development intensity of the area to increase the supply of flats; adopt the "Hong Kong Property for Hong Kong People" measure in appropriate residential sites within the NDAs; and ensure adequate provision of job opportunities, transport and community facilities to meet the need of residents of different age groups. He said that the Middle Class Power did not concur with the view that the Administration was "selling out Hong Kong" in developing NENT NDAs and that the proposed NENT NDAs would become the back gardens of people in the Mainland.

Greenpeace

102. Ms Kate LIN, 項目主任, Greenpeace, was concerned that half of the land in the proposed NENT NDAs currently designated for "Agricultural" use would be converted to non-agricultural uses under the project, thus causing adverse effects on the ecology. She cautioned that in the absence of a long-term policy on agricultural development as well as an effective mechanism to prevent loss of agricultural land, the Administration should not take forward the NENT NDAs proposal. She criticized that unlike certain

Mainland cities which had prescribed their self-sufficiency rates of agriculture, the Administration had taken food quality lightly with sole reliance on Guangdong for import of food, which had been heavily affected by the pollution problems and adverse weather conditions.

The Hong Kong Institute of Architects

103. Mr Dominic LAM, President, the Hong Kong Institute of Architects("HKIA") said that HKIA in general welcomed the planning of NENT NDAs to help promote social and economic developments in Hong Kong as well as to provide housing and job opportunities. He suggested that the Administration should ensure good housing mix and balanced development in the area, maintain and promote local farming activities, capitalize the opportunities arising from the proximity of NDAs with the border area, ensure sustainable development, allow variations in building heights and development densities in the NDAs.

Mr LEE Siu-wah

104. Mr LEE Siu-wah demanded "no removal, no demolition and withdrawal of the NENT NDAs proposal". He said that the implementation of the proposal would force the residents to move out from the area. The villagers' ancestral graves/urns would be removed and the livelihood of those who were working in the three NDAs would be adversely affected. He called upon members to oppose the proposal. He criticized that the provision of low-density housing developments in the area, not affordable to most Hong Kong people, could not address Hong Kong's housing needs. As only about 100 hectares of land would be reserved for providing PRH units in the NENT NDAs, he did not consider it necessary to develop the areas because land of the same area could be found in other parts of the territory. He added that the Administration should discontinue broadcasting the APIs on the proposed project which had delivered misleading messages to the public.

Ms LAI Tse-ying

105. Ms LAI Tse-ying was concerned about the rehousing arrangements for the affected villagers who were neither eligible for PRH nor interim housing units. She opined that the Administration should not sacrifice their interests for the sake of increasing land supply. Given that only 20% of the land in the proposed NENT NDAs would be earmarked for the provision of residential units, she queried whether the Administration had misled the public by

conveying a message in the API on the proposed project that the NENT NDAs project could cater for Hong Kong people's housing need.

Ms YUEN Wai-yin

106. Noting that the proposed Kwu Tung North NDA would provide "Commercial, Research and Development" zones, Ms YUEN Wai-yin was concerned whether the jobs opportunities to be provided in the zones would be suitable for the public housing tenants in the area in future. She cautioned that the social and economic problems in Tin Shui Wai New Town might repeat in the proposed NENT NDAs if the residents were required to travel a long way to work in other districts.

Mr YIP Kim-chung

107. Mr YIP Kim-chung opined that the Administration had paid no regard to the views and concerns of non-IVs to be affected by the proposed project. The Administration had not consulted them during the first two stages of PE. He queried the justifications for excluding Ho Sheung Heung Village and Yin Kong Village from the proposed project.

Ms Rainbow CHAN Wai-lam

108. Ms Rainbow CHAN Wai-lam said that having regard to some characteristics of the proposed NENT NDAs such as their proximity to the Liantang/Heung Yuen Wai boundary control point, it was doubtful whether NENT NDAs were developed to be Hong Kong's new towns, as promoted by the Administration's API. She said that the Administration had not clarified whether there was a plan to integrate the area with Shenzhen. Together with the fact that the Administration had stated in its consultation document that with their strategic locations, NENT NDAs would offer chances for promoting social and economic developments in Shenzhen and Hong Kong, she said that she would not support the project.

The Federation of Vegetable Marketing Co-operative Societies, Ltd.
(LC Paper No. CB(1)243/12-13(15))

109. While raising no objection to the proposed project, Ms KIU Kin-yan, Executive Manager, the Federation of Vegetable Marketing Co-operative Societies, Ltd., stressed that the development should not result in loss of agricultural land. She said that as most vegetables in Hong Kong were imported from the Mainland, adverse climatic conditions there would affect the

local vegetable supply. She urged the Administration to draw up a long-term agricultural policy in a timely manner.

譚志傑先生

110. Mr 譚志傑, resident of Sing Ping Tsuen, stated that his family were opposed to the proposed project and would not move out from the village. Pointing out that the Administration had not engaged the residents in Sing Ping Tsuen in its planning for NENT NDAs, he said that the Administration should not clear the village and force the residents to move out. He recalled that land resumption by the Administration and individual landowners in the past had not only damaged green areas and orchards, but also turned the village into an environment undesirable for agricultural activities.

陳小萍女士

111. Ms 陳小萍, resident of Sing Ping Tsuen, raised objection to the reserving land in the Ping Che/Ta Kwu Ling NDA for developing "special industries" and criticized that the Administration had not yet made the benefits of developing special industries in the area clear to the public. Given the remoteness of the Ping Che/Ta Kwu Ling NDA, she cast doubt on whether the residents in other districts would be willing to travel a long way to work in the area. She considered that the proposal would result in clearance of the areas inhabited by existing villagers as well as the loss of good-quality agricultural land. She disagreed to the proposal of resuming land in NENT for the provision of low-density housing and a central park.

鄭家驊先生

112. Mr 鄭家驊, resident of Sing Ping Chuen, was opposed to the NENT NDAs proposal. He opined that SDEV had not carefully considered whether the Ping Che/Ta Kwu Ling NDA was a suitable location for developing special industries. He said that such industries should operate in vacant industrial buildings rather than in NENT. Given that agricultural development was advantageous to Hong Kong, he queried why the Administration tended to clear the agricultural sites and vacate them for two decades until special industries started to move in. By that time, Hong Kong might no longer enjoy clear advantages in these special industries.

李慧嬋女士

113. Ms 李慧嬋, resident of Sing Ping Tsuen, said that since vacant land was available in other parts of the territory, she did not see the need to develop NENT NDAs. She pointed out that developers had started to acquire land in the areas and evict residents from Sing Ping Tsuen. The proposal to reserve land for residential developments would only be beneficial to consortia and developers. She queried whether the Administration would turn the land reserved for special industries into residential sites in future, hence providing opportunities for developers to make profits by developing luxurious properties at the sites. She considered that the message conveyed by the Administration that NENT NDAs would be Hong Kong's new towns was misleading.

打鼓嶺坪輦保衛家園聯盟

114. Noting that the Ping Che/Ta Kwu Ling NDA would be reserved for low-density housing development and was in close proximity to the boundary, Ms 李葆恒 of 打鼓嶺坪輦保衛家園聯盟 held the view that the proposed project was undertaken by the Administration to integrate NENT NDAs with Shenzhen. She said that as no public housing units would be provided in the Ping Che/Ta Kwu Ling NDA, the Administration should not deliver a message through its APIs that NENT NDAs would be Hong Kong's new towns. She considered the project ridiculous as it proposed to clear good-quality agricultural land on one hand and, on the other, increase the greening ratio in the area. She was concerned that the elderly living in a home for the aged in Ping Che/Ta Kwu Ling would suffer from poor air quality when construction works started in the area.

駱志峰女士

115. Ms 駱志峰, resident of Sing Ping Tsuen, considered that the NENT NDAs development would favour the rich at the expense of the interest of most Hong Kong people. She said that the NENT NDAs proposal would lead to loss of a place suitable for urban dwellers to get close to the nature. She was concerned that the residents in Sing Ping Tsuen might become homeless following the implementation of the project and criticized that the Administration had paid no regard to their aspiration and need. She strongly demanded "no removal, no demolition and withdrawal of the project". Since vacant land was available in other parts of the territory, such as the land lot at

the south of Kwu Tung where a golf course was located, she considered that there was no imminent need to proceed with the NENT NDAs proposal.

蔡原昇先生

116. Mr 蔡原昇, resident of Shan Kai Wat, demanded "no removal, no demolition". He said that the Administration had ignored the need of sustainable development. He was concerned that the planning for NENT NDAs would be dominated by commercial interest and criticized that so far, the Administration had given very few details about the nature of the high value added industries to be provided in the area as well as the sustainable job opportunities that could be provided by these industries. He was also concerned whether some traditional villages in NENT would be affected by the project. He said that many residents in Ha Shan Kai Wat wished to retain their current living style and did not want to move into high-rise flats. Pointing out that a considerable amount of rural land had already been damaged and turned into container storage sites, he called upon the Administration to improve the living environment of the residents in the rural areas.

Mr KWOK Kin-chung

117. Mr KWOK Kin-chung was opposed to the proposed project. He did not consider that NENT NDAs would become Hong Kong's new towns, given that only about 10% of the land in the areas would provide PRH units. He said that the public consultation on the project was inadequate as some affected residents were not aware of the NENT NDAs proposal until recently. He opined that as vacant land of more than 400 hectares had been designated for residential use in other parts of the territory and the land could provide about 360 000 residential units, each with 600 square feet, he considered that the Administration did not need to resume land in NENT to develop NDAs.

黃祥建先生

118. Mr 黃祥建, resident of Ping Che, said that the Administration had not consulted non-IVs in Ping Che on the proposed project and queried why the Administration only collected the views of IVs who would not be affected by the project. He criticized that the Administration tended to listen to the voices of the villagers who supported the project only. He queried why the Administration provided the information materials about the NENT NDAs proposal at the North Point Government Offices, which was located far away

from Ping Che. He considered the message in the APIs that the NENT NDAs proposal could address the housing problem misleading.

祝燕如女士

119. Ms 祝燕如, resident of Ping Yeung San Tsuen, raised objection to the NENT NDAs proposal. She opined that the proposal would lead to loss of agricultural land, resulting in adverse effects on the ecology and continued reduction of locally produced vegetables. She criticized that the Administration had taken the lead to damage the agricultural land, and had not taken the initiative to prohibit developers from converting agricultural land to places for container storage or recycling of waste. She said that NENT NDAs were not new towns for Hong Kong people and considered it unfair to force the existing residents in NENT to move to PRH units so as to make way for provision of residential units for the rich.

李文杰

120. Mr 李文杰, resident of Tai Po Tin Village, said that the Administration had not obtained the consent of Hong Kong people to develop NENT NDAs. He considered that the proposals to develop luxurious housing units and provide special industries in the area could not meet the aspirations of Hong Kong people. He said that his family and neighbourhood wished to maintain their current living style in Ping Che and would not accept any rehousing and compensation arrangements. He demanded "no removal and no demolition" and asked the Administration to discontinue the broadcast of the APIs on the proposed project.

網想最大黨

121. Mr Chris YUEN of 網想最大黨黨員 said that since the Administration had indicated that it would develop NENT NDAs, developers started to acquire land in the area. Referring to the proposal to spend an estimated cost of \$40 billion to resume private land under CNTA, he queried whether the project would facilitate the collusion between the business sector and the Government. As the Administration had ascertained in the Stage three PE digest the strategic roles of the proposed NENT NDAs to support regional development and integration with the Pearl River Delta, he opined that the NENT NDAs proposal were drawn up to cater for the needs of the Mainlanders. Pointing out that the Chief Executive had suggested allowing visa-free entry of Mainlanders

in an interview with the media, he cautioned that following the suggestion, the border between Hong Kong and Mainland China would move southwards.

大埔友服務處

122. Ms 麥淑貞 of 大埔友服務處執行委員 expressed disagreement to the view that the proposed NENT NDAs would be new towns of Hong Kong. She opined that the NENT NDAs proposal was undertaken by the Administration to integrate Hong Kong with Shenzhen, and to reduce the proportion of Hong Kong people in the population of NENT so as to undermine their influence on the voting result of the elections held in the area in future. She queried why the Administration did not develop housing in the vacant land in other parts of the territory, but had proposed to spend public money to resume the agricultural land currently held by developers.

李菜花女士

123. Ms 李菜花 said that in planning for NENT NDAs, the Administration had not only paid little regard to the concerns of the affected residents, but also created division among them and provoked their anxieties. She said that the proposal to clear Kwu Tung (North) would disrupt the residents' years of efforts in establishing their homes. She demanded "no removal and no demolition" and asserted that she would not accept any rehousing and compensation arrangements.

林觀妹女士

124. Ms 林觀妹 mentioned about the deep attachments of her families to Kwu Tung (North) Village, and emphasized her close ties with her family members, the neighbourhood as well as the living environment. She asserted that she was absolutely against the proposal to develop NENT NDAs.

蘇日東先生

125. Mr 蘇日東 said that two referendums had been held at Kwu Tung (North) on 31 January 2009 and 14 October 2012 respectively. The villagers' demand for "no relocation and no removal" had been endorsed by the referendums. He requested that other parties should abstain from distorting the villagers' views endorsed in the referendums or claiming arbitrarily that they represented the villagers. He stated that villagers of Kwu Tung (North) felt disappointed that Mr NAM Siu-fu who had attended a morning session of the

meeting as a Village Representative of Kwu Tung (North) had not presented his views according to the villagers' request for "no removal and no demolition". He reiterated that villagers in Kwu Tung (North) urged the Administration to withdraw the NENT NDAs proposal.

袁政文女士

126. Ms 袁政文 said that the views expressed by the Concern Kwu Tung Development Union, the Society of Friends and the Kwu Tung Residents' Livelihood Association at the meeting as well as their submissions did not represent the views of the villagers of Kwu Tung (North). She stated that the two referendums held by the villagers of Kwu Tung (North) on 31 January 2009 and 14 October 2012 respectively had endorsed the villagers' demand for "no relocation and no removal". The voting results of the two referendums had been put on the permanent record of the Village. She requested that other parties should refrain from distorting the views of the villagers endorsed by the referendums or claiming arbitrarily that they represented the villagers. She asserted that the villagers of Kwu Tung (North) urged the Administration to withdraw the NENT NDAs proposal.

顏輝明先生

127. Mr 顏輝明 raised objection to the NENT NDAs proposal. He said that his family had lived in Kwu Tung (North) for generations and wished to continue their rural life in the existing places of residence. He was of the view that land resumption and clearance following the implementation of the proposal would disrupt the residents' years of efforts in establishing their homes as well as the ties with their neighbours. He pointed out that the Administration had not consulted the local residents about the proposal and had not taken care of their feelings.

李燕芳女士

128. Ms 李燕芳 said that her family had lived in Kwu Tung (North) for generations and enjoyed the existing living style in the Village. She opined that the plan to clear the Village under the proposed project indicated that the Administration had disregarded the housing needs of the existing residents. She asserted that she did not want to receive any rehousing and compensation arrangements. All she demanded was "no removal and no demolition". She urged the Administration to withdraw the NENT NDAs proposal. She queried why the Administration had not engaged the affected villagers in the planning

of the NENT NDAs but only consulted the views of Heung Yee Kuk and the Village Representative of Kwu Tung (North) on the proposal.

Ms CHOW Ka-hei

129. Ms CHOW Ka-hei pointed out that many villagers in NENT did not know that they would be required to move out following the implementation of the NENT NDAs project and criticized that the Administration had undertaken the planning for the area in an undemocratic way. She queried why the Administration did not accept the suggestion of turning the golf course located to the south of Kwu Tung North NDA into a residential area. She considered that the project was undertaken by the Administration to support the "Shenzhen-Hong Kong" integration. She recalled that the former head of the Central Policy Unit had said that the planning for the proposed NENT NDAs was undertaken to integrate Hong Kong with Shenzhen while the former SDEV had stated at the outset of the planning for NENT NDAs that a new development area but not a new town was required in Hong Kong. Together with the facts that only 20% of the land in NENT NDAs would be earmarked for provision of public housing and NENT NDAs would be provided with facilities that supported cross-boundary activities, she held the view that the proposed NENT NDAs were not future Hong Kong new towns but a border area.

李葆姿女士

130. Ms 李葆姿, resident of Sing Ping Tsuen, said that the NENT NDAs proposal was undertaken by the Administration with a view to providing land for property developments. She criticized that it was a short-sighted solution to rely on property development projects to generate employment opportunities. She opined that the problem of exorbitant land prices in Hong Kong was resulted from the Administration's high land price policy as well as its toleration of the "real estate hegemony". She did not consider it appropriate to resume the land in NENT, which was home to many people, for providing housing to meet the aspiration of others. Pointing out that land was available in other parts of the territory and many factories and schools had been vacated, she did not see the need to develop NENT NDAs and urged the Administration to withdraw the NENT NDAs proposal.

Discussion

Demand for "no removal and no demolition"

131. Noting that some deputations from Kwu Tung (North) had stated at the meeting that the opinion given by the Village Representative of Kwu Tung (North) in the first session of the meeting did not represent the views of the affected villagers, Ms Emily LAU invited the deputations concerned to provide details.

132. Mr LEE Siu-wah said that since the Administration had indicated that it would develop NENT, there were diverse views among villagers as to whether they should support the development. Most villagers wished to continue their rural life in the village. A referendum had been organized by the villagers and the voting result indicated that villagers requested "no removal and no demolition". Mr LEE further said that, although villagers had requested the Village Representative to convey their views to the concerned parties according to the result of the referendum, Mr NAM Siu-fu, the Village Representative, who had attended the referendum did not do so when he presented his view during the first session of the meeting.

133. Ms Emily LAU urged the Administration to take note of the information given by Mr LEE Siu-wah and cautioned that the Administration should not be misled by the opinions which did not represent the true wishes of the villagers. In response to Mr Albert CHAN's query on how the Administration would respond to the request of the residents of Kwu Tung (North) for no relocation and no removal, PS/DEV(P&L) advised that the views expressed by deputations and members at the meeting would be carefully considered. He said that the Administration would continue to strengthen the communication with affected residents and would adjust the NENT NDAs proposal, where appropriate, based on the views collected.

134. Mr Gary FAN said that a considerable number of deputations attending the meeting had demanded "no removal and no demolition" and had expressed their requests for maintaining their existing rural living styles and agricultural practices locally. Noting that the Administration had responded to such requests at the meeting by stating that some residents would inevitably be affected by the NENT NDAs proposal, he enquired whether there was room for the Administration to adjust the proposal in light of the residents' requests.

135. In reply, PS/DEV(P&L) admitted that it was difficult for the Administration to work out a proposal that could cater for the demand of every

affected resident. He undertook that the Administration would carefully consider the views given by members and deputations at the meeting, and would strive to minimize the impact of the proposal on the residents as well as to work out a better compensation and rehousing arrangement.

Public consultation process

136. Mr Albert CHAN said that a considerable number of deputations had complained about the inadequacy of public consultation on the NENT NDAs proposal at the meeting. Citing the consultation process adopted by the Administration in the case of Choi Yuen Tsuen as an example, Mr CHAN said that in conducting public consultation for development projects in the New Territories, the Administration usually took into account the views of IVs only and paid little regard to the opinions of non-IVs. He urged the Administration to take into account the views of both IVs and non-IVs in its planning process.

137. Miss Alice MAK opined that the Administration had not yet fully addressed the public concerns in relation to the NENT NDAs proposal. Noting that there were both supportive and opposing views at the meeting on the proposed project, she enquired about the next course of action to be taken by the Administration having regard to the diverse views. As regards some deputations' complaints about the inadequate public consultation in the planning process and the Administration's arrangement to deliver publicity materials about the proposed project in North Point, she asked the Administration to clarify the channels through which the Administration had consulted members of the public.

138. PS/DEV(P&L) replied that during the Stage one and Stage two PE, in addition to distributing consultation materials, the Administration had conducted face-to-face consultations with various organizations. Community workshops and public forums were also held. A public meeting attended by more than 5 000 people had been held at Po Wan Road, Sheung Shui during the Stage 3 PE. Chief Town Planner/Studies and Research, Planning Department supplemented that the Administration had publicized the PE exercise and invited members of the public to give their views on the NENT NDAs proposal through newspaper advertisements, delivery of letters and posters to relevant parties. There was also a dedicated website on the NENT NDAs Planning and Engineering Study.

139. Mr CHAN Chi-chuen recalled that the Development Bureau had issued a newspaper advertisement on 22 September 2012 to promote the NENT NDAs proposal but the content of the advertisement did not mention the public forum

held in Sheung Shui on the same day. He opined that as the public consultation for the planning for the proposed NENT NDAs had been conducted badly, it was justifiable for many affected residents to request the Administration to conduct a consultation afresh before proceeding to the next step. Pointing out that there were criticisms that the public consultation for the proposed project was a bogus consultation, he expressed doubt whether the Administration had taken an active role in encouraging members of the public to give their comments on the proposal. Mr CHAN further said that since some deputations from Kwu Tung North had complained at the meeting that the opinion of their village representative did not coincide with the voting results of the referendums held at the village, the Administration should proactively find out whether such difference in views between the affected residents and their village representatives had taken place in other existing villages in the proposed NENT NDAs. Mr CHAN suggested that apart from publishing the Stage 3 PE report by mid-2013, the Administration should consider publicizing the information about the views of individual villagers and their village representatives whom had been consulted by the Administration so as to facilitate the affected residents to ascertain whether their village representatives had truly reflected their views.

140. PS/DEV(P&L) advised that the Administration had received about 10 000 written comments during the Stage 3 PE, including the views related to the voting results of the referendums taken place in affected villages. He undertook that the Administration would carefully study the comments and strengthen the communication with affected residents.

141. Ms Cyd HO opined that, despite the consultations conducted on various fronts, a considerable number of deputations had complained at the meeting that many residents were not aware of the NENT NDAs proposal until a very late stage. She considered that it would be more effective and practical for the Administration to inform the affected residents about the proposal and collect their views through face-to-face communication. She enquired whether the Administration would set aside some resources to set up an independent social service team to collect the views of the affected residents whom had not been consulted in the previous stages of the PE as well as to safeguard residents' interests during the planning and implementation process of the proposed project.

142. PS/DEV(P&L) advised that during the implementation of the proposed project, the Administration would deploy social workers to assist affected residents upon their requests. Ms Cyd HO remained of the view that although the project was still in its planning stage, it was important to allow social

workers to keep the affected residents informed of the proposal and to give independent advice to them.

Agricultural policy

143. Miss Chan Yuen-han pointed out that the Administration should allow existing economic activities, such as farming, to continue in the proposed NENT NDAs. Referring to some deputations' concerns that the implementation of the NENT NDAs proposal would lead to loss of good-quality agricultural land and deprive farmers of the opportunities to continue their farming practices in-situ, she enquired about the agricultural policy adopted by the Administration to address such concerns. Ms Alice MAK expressed similar concerns. She enquired how the Administration would deal with the requests of the existing residents to continue their rural life and agricultural practices.

144. PS/DEV(P&L) advised that there were about 55 hectares of land in the proposed NENT NDAs under active cultivation, of which some 22 hectares would be affected by the proposed project. Under the Recommended Outline Development Plans for NENT NDAs, the core area of Long Valley within the Kwu Tung North NDA, which had a size of about 37 hectares, was designated as a Nature Park where agricultural activities could continue. In addition, two pieces of land to the north and south of the Nature Park totaling about 45 hectares and a piece of land in Fu Tei Au in the Fanling North NDA of about 9 hectares would be maintained as "Agriculture" zones, in which farming activities could continue to be practised. AFCD would play a facilitative role and match the relevant parties if it came to AFCD's knowledge that there were land owners intending to sell or lease agricultural land. He continued that there were about 3 280 hectares of land in Hong Kong which were currently zoned "Agriculture" on statutory town plans, of which only 730 hectares were currently under cultivation.

Admin

145. Miss CHAN Yuen-han asked the Administration to provide information on whether farmers in NENT NDAs would be allowed to continue their current agricultural practices on the existing good- quality agricultural land and to build houses/structures on the land under the existing agricultural policies.

146. Mr Frederick FUNG said that there was an increasing number of Hong Kong people who were engaged in farming practices. Citing the case of the land clearance at Choi Yuen Village as an example, he considered that the Administration tended to discourage agricultural development by resuming existing agricultural land, hence forcing affected farmers to discontinue their

agricultural practices in-situ. Taking into consideration that it was the Administration's policy to promote the development of the environmental industry as one of the industries where Hong Kong enjoyed clear advantages, he queried whether the policy should include the initiatives to promote green economy as well as agricultural development.

147. PS/DEV(P&L) advised that the territory-wide agricultural policy was under the purview of the Food and Health Bureau. Under the existing policy, the Administration facilitated agricultural development through the provision of basic infrastructure and technical support, as well as low-interest loans to farmers. He reiterated that 91 hectares of land would be provided in the proposed NENT NDAs for affected genuine farmers to continue their agricultural practices. Mr Frederick FUNG remained of the view that the Administration's ongoing resumption of agricultural land would adversely affect the farmers' livelihood. Consideration should be given to formulating a policy to promote agricultural development.

Impact on existing residents

148. Dr Fernando CHEUNG said that the land resumption plan under the proposed project would disrupt the villagers' years of efforts in establishing their homes. He opined that in undertaking the public consultation for the project, the Administration had paid little regard to the needs of non-IVs. According to some deputations, their village representatives could not truly reflect the views of most villagers. He said that since the Administration had indicated its plan to develop NENT, many pieces of agricultural land within the proposed NDAs had been acquired and some non-IVs had been under constant threat of land resumption by real estate developers and land owners. He enquired whether and in what way the Administration would offer assistance to these affected villagers.

149. In reply, PS/DEV(P&L) said that he had taken note of the views and concerns expressed by members and deputations at the meeting. He undertook that the Administration would enhance the communication on the NENT NDAs proposal with affected residents.

Compensation and rehousing arrangements

150. Recalling that in May 2012, the Finance Committee had approved funds for the payment of special ex-gratia allowance for the resumption and clearance of Chuk Yuen Village for the implementation of the public works projects associated with the construction of the Liantang/Heung Yuen Wai boundary

control point, Mr Albert CHAN enquired whether there would be any association between the enhanced compensation and rehousing arrangements for Chuk Yuen Village and the future compensation and rehousing arrangements for the residents to be affected by the NENT NDAs project.

151. PS/DEV(P&L) advised that the special compensation and rehousing arrangements approved by the Finance Committee in May 2012 applied only to the public works projects associated with the construction of the Liantang/Heung Yuen Wai boundary control point. The Administration was undertaking a review on the existing general compensation and rehousing arrangements for residents affected by land resumption and clearance for public works projects. The review was expected to complete by 2013.

Shenzhen-Hong Kong integration

152. In response to Mr Frederick FUNG's enquiry on whether the proposed development was planned for "Shenzhen-Hong Kong integration", PS/DEV(P&L) advised that in drawing up the NENT NDAs proposal, the Administration had taken into account public views collected during the Stage 1 PE that attention should be drawn to the long-term development of the whole Pearl River Delta inclusive of Hong Kong. As the location of the proposed NDAs was in close proximity to the border areas, apart from providing housing, it was suitable to provide land in the areas to support the industrial development of Hong Kong with a view to enhancing its competitiveness.

Overall response of the Administration

153. At the invitation of the Deputy Chairman, PS/DEV(P&L) made the following points in response to the views expressed by members and deputations attending the third session of the meeting:

- (a) It was the Administration's plan to develop NENT NDAs to be Hong Kong's new towns to cater for the long-term housing need of Hong Kong and generate employment opportunities.
- (b) The Administration had proposed CNTA for consultation in the Stage 3 PE as the implementation approach for developing the proposed NENT NDAs. This approach would enable synchronization of various public and private developments with the provision of supporting infrastructure and public facilities.

- (c) The Administration had taken note of the request of the farmers for continuing their farming practices in-situ. The Administration would strengthen communication with relevant stakeholders and considered ways to address their concerns with a view to reducing the impact of the proposed project on them.
- (d) The Administration would consider further increasing the proportion of subsidized housing and the development intensity in the three proposed NDAs, subject to the availability of supporting infrastructure.
- (e) The Administration was reviewing the existing general compensation and rehousing arrangements for residents to be affected by public works projects with a view to working out more desirable arrangements. The review was expected to complete by 2013.

154. PS/DEV(P&L) continued that the Administration would carefully consider the views of members and deputations at the meeting and would adjust the proposal based on the views collected as far as possible.

(The Deputy Chairman ordered a break of 15 minutes.)

(The meeting resumed at 4:45 pm.)

Session four

Presentation by deputations

林村客家菜園

155. Ms Emily MAK of 林村客家菜園 said that Lam Tsuen was a farm village and developers had been acquiring lands there since the 1990's, forcing the farmers to discontinue their farming activities and to move out from Lam Tsuen. She was opposed to the development of NENT NDAs which might force affected villagers who had established their homes for generations to leave the village. She considered that NENT NDAs were developed to provide housing and shopping facilities for Mainlanders.

香港人力車協會

156. Mr 鄧志明 of 香港人力車協會 said that Hong Kong's way of living and core values should be safeguarded. He was against excessive development, such as the proposed NENT NDAs project and development of a bathing beach at Lung Mei. He considered the NENT NDAs project a waste of public resources as the Administration would use public money to resume land from developers and landowners.

中華邊關注視協會

157. Mr YEUNG Wai-yip of 中華邊關注視協會 said that some villagers at Ping Che had protested that they were being forced to move out from their villages as a result of land acquisition by private developers. He considered that villagers' houses should not be demolished by force and queried whether the Administration had made the NENT NDAs proposal, including the land resumption and rehousing arrangements, clear to the villagers. He said that the property market in Hong Kong was overheated and the average Hong Kong people were hard hit by the high rentals and high property prices. He urged the Administration not to disrupt the way of living of villagers at Ping Che, who had enjoyed living there peacefully for a long time.

調理農務蘭花系

158. Mr 莊明堅 of 調理農務蘭花系 said that he had been planting orchids for a long time. While orchid export had been thriving in other places such as Mainland China and Taiwan, orchid farmers in Hong Kong faced a lot of difficulties. He was opposed to the proposed project as it would lead to demolition of farmers' homes and farmland. He asked the Administration to withdraw the NENT NDAs proposal.

大話精小爆聯盟

159. While expressing opposition to the NENT NDAs proposal, Mr YAU Yuk-ming of 大話精小爆聯盟 pointed out that the Administration had lied when it stated that the proposed project was undertaken to meet the needs of Hong Kong people, not to provide a backyard for rich Mainlanders. He criticized that the API on the proposed project was misleading and wasting public money. He said that according to a survey conducted by his organization, most of the respondents were strongly opposed to the NENT NDAs proposal.

香港鋤奸聯盟

160. Mr 馬健賢 of 香港鋤奸聯盟 objected to the NENT NDAs proposal. He said he had lost confidence in the Administration and the civil service system because there had been several cases of "collusion or transfer of benefits to individual property developers or consortia" since the handover. An example was the development of the Cyberport project. He queried whether the Administration would adopt effective measures in the proposed project to ensure that there would be no transfer of benefits to property developers or consortia. He urged LegCo Members to closely monitor the work of the Administration as there had been a lot of problems with Hong Kong since the handover.

CY 治港一塌糊塗協會

161. Mr Mike HO of CY 治港一塌糊塗協會 said that there were governance problems with the incumbent Chief Executive and the Administration. He objected to the proposed project. He opined that the One Country Two Systems Research Institute's suggestion of allowing visa-free entry of Mainland residents to a special zone which included the proposed NENT NDAs would only turn the areas into a backyard for the provision of retail outlets, medical facilities as well as housing units for rich Mainlanders. He criticized that the Administration had conducted an inadequate and bogus consultation on the proposed project given that a lot of villagers did not know that they would be affected by the land resumption plan of the Administration until the Stage 3 PE. He also queried why the Administration proposed at a very late stage to adopt the "Hong Kong Property for Hong Kong People" measure in some residential sites in the proposed NENT NDAs.

反賣港大聯盟

162. Mr 羅香山 of 反賣港大聯盟 said that he was opposed to the NENT NDA proposal. While the Administration had explained that the proposal was to provide housing for Hong Kong people, he considered that the proposed project was undertaken to support the idea of integration of Shenzhen with Hong Kong under the National 12th Five-Year Plan. He was not satisfied that only 25% of the housing land to be developed at the proposed NENT NDAs was for public housing, whereas the remaining 75% was for private housing. He queried that such a ratio would not be able to solve the pressing housing problems in Hong Kong. To cater for Hong Kong people's demand for

housing, the "Hong Kong Property for Hong Kong People" measure should apply to all private residential sites in the proposed NENT NDAs. He considered that the proposed project was undertaken to facilitate the collusion between the Government and the business sector as well as to pave way for "Shenzhen-Hong Kong integration". Instead of property development, the Administration should encourage farming, in particular organic farming, in NENT given that there was a large demand for organic produce in Hong Kong in the light of the current safety problems with imported foods. Since agricultural activities were going on in the areas proposed for NENT NDAs, the Administration should implement effective measures to facilitate agricultural development in the areas.

許惠想女士

163. Ms 許惠想, resident of Ping Che, said that she had been living at the village since she was a child. Her family enjoyed the rural life there. She was dismayed that her home would be demolished under the proposed project and queried why the Administration had to force her and her family to move out. In so doing, the Administration paid no respect at all to the views of the affected villagers. She was not aware of the Administration's proposal to resume the land of her village until early August 2012 and was very disappointed that the Administration had not consulted the affected villagers, including herself. She was concerned that the NENT NDA proposal was not undertaken to safeguard the interests of Hong Kong people but to facilitate "China-Hong Kong integration".

葉群娣先生

164. Mr 葉群娣, resident of Ping Che, said that he had been living at Ping Che since birth. He treasured his present rural life as a farmer. The house that he was living in had a special meaning to him and he had a strong affiliation and sense of belonging to his house and the village. Many elderly people lived in the village would not like to be relocated to a public housing estate. He called on the Administration to share the feeling of the elderly people in his village as they would have difficulty to adapt to a new environment. He and his fellow villagers had their roots and a strong social network in the village. He demanded that there would be no removal and no clearance of his village.

萬新強先生

165. Mr 萬新強, resident of Ping Yeung Sun Tsuen, said that he demanded "no removal and no demolition".

張貴財先生

166. Mr 張貴財, resident of Ping Yeung Sun Tsuen, said that his parents had built the house he was living in. It was their home and they just wanted to live in the village peacefully without any disturbance. His mother was upset when she was informed that the house would be demolished and they had to move out. He was not informed of the NENT NDAs proposal until early August 2012 despite the previous stages of PE. Upon enquiry, he was informed that the relevant consultation papers were only available at North Point and Sheung Shui Government Offices. He queried who were the targets of the PE exercise and considered that the Administration discriminated against non-IVs, whom were not consulted earlier. He said that the public forum held on 22 September 2012 in Sheung Shui was not a consultation. He had invited SDEV to attend a consultation forum with his fellow villagers but to no avail. He doubted the Administration's sincerity in listening to their views.

何志昌先生

167. Mr 何志昌, resident of Ping Che, pointed out that there were available sites for development in other parts of the territory and considered that there was no need for the Administration to clear his village. In his view, the API on the NENT NDAs proposal did not tell the truth and was misleading. In undertaking the proposed project, the Administration had created a confrontation between the affected villagers and other Hong Kong people. He stated that the villagers in Ping Che demanded "no removal and no demolition".

楊官平先生

168. Mr 楊官平, resident of Ping Yeung Sun Tsuen, said that non-IVs were not aware of the Stage 1 and Stage 2 PE. He doubted whether the PE exercises had been conducted to cater for specific groups of stakeholders only. He said that the Administration had forced the villagers to the street to voice their grievances. Although the project had been on the drawing board for 18 years, the villagers living in the concerned areas had not been informed nor involved. They were facing great difficulties because they would be required to move out of the village. Many elderly villagers would not be able to adapt to the new

living environment in public housing estates but the Administration had not paid due regard to their needs. He said that he had lost confidence in the Administration and its consultations.

邱恪汶女士

169. Ms 邱恪汶, resident of Ping Yeung Sun Tsuen, said that the views of IVs did not represent those of non-IVs. Non-IVs strongly demanded "no removal, no demolition and withdrawal of the NENT NDAs proposal".

楊兆津先生

170. Mr 楊兆津 said that he was born at Ping Che. The Administration had not consulted the affected villagers on the NENT NDAs proposal. They were only informed of the proposal at the public forum held on 22 September 2012. He was disappointed that the Administration did not take heed of the voices of the villagers. He urged LegCo Members to monitor the Administration's work. He emphasized that the land at Ping Che was owned by the villagers and not by the Administration.

Ms CHENG So-ching

171. Ms CHENG So-ching, resident of Ping Che, said that her parents had spent a lot of efforts in building their family house and she had a strong affiliation to the house. All villagers had lived there for a long time and the neighbourhood network was strong. She queried whether the NENT NDAs project was aimed at providing residential properties for rich Mainlanders. The views of local villagers were not respected in the whole consultation process. If she and her family were required to move out under the NENT NDAs proposal, she would have great difficulty in affording the rent for a new accommodation. She demanded "no removal and no demolition".

Club O

172. Ms HUNG Hing-ling, Chairman, Club O, said her organization found the NENT NDAs proposal regrettable. In the 21st century, human activities and greediness had caused global warming as well as soil and water erosion. To achieve a harmonious relationship between humans and the nature, she suggested that a green and healthy life style be adopted. It was necessary to protect farmlands to ensure that everyone could eat safe and healthy organic

vegetables. She called on the Administration to adopt the development of agricultural industry as a long-term and sustainable policy.

*Mr TSANG Kar-sun, Kwu Tung (South) Village Representative
(LC Paper No. CB(1)243/12-13(16))*

173. Mr TSANG Kar-sun, Kwu Tung (South) Village Representative, said that he was grossly dissatisfied with the Administration's approach to the consultation on the proposed project as senior Government officials had never visited the villages to understand the villagers' concerns and circumstances. On 14 October 2012, a meeting was convened at Kwu Tung (South) Village to consult villagers on the NENT NDAs proposal. Villagers voted unanimously for "no removal, no demolition and no relocation". The Administration should revise the proposal to take into account villagers' comments with a view to preparing a few alternative options for renewed consultation with the affected villagers. Only through a proper consultation would the Administration achieve a win-win situation with the affected villagers.

*石湖墟關注組
(LC Paper No. CB(1)243/12-13(17))*

174. An immigrant from Mainland China and a mother, Ms WONG Xiao-mui of 石湖墟關注組 requested the Administration to take note of the plight of new immigrant families from Mainland China, in particular, the high rentals that imposed a heavy burden on them. She hoped that more PRH units could be provided in the proposed NENT NDAs to address the housing needs of new immigrants.

*馬屎埔村居民關注組
(LC Paper No. CB(1)243/12-13(19))*

175. Mr CHAN Kwok-bin of 馬屎埔村居民關注組 said that he had lived in Ma Shi Po Village but subsequently moved to the urban areas to work. Given the high rentals of the apartments in the urban areas, he supported the NENT NDAs proposal, which would provide housing units in NENT so that young people would have a chance to realise their dream of becoming a flat owner. To address the concerns of the opponents to the project, the Administration should offer fair compensation to all those who would be affected. He also urged the Administration to improve the living environment of Ma Shi Po Village.

上水鄉郊關注組

(LC Paper No. CB(1)243/12-13(20))

176. Ms LEUNG Xiao-wah of 上水鄉郊關注組 said that she had been a resident in Kwu Tung Village for a long time. While there were some villagers who insisted no relocation, she observed that around 80% of the villagers who were present at a meeting convened by 上水鄉郊關注組 might consider a relocation proposal provided that reasonable compensation and in-situ rehousing arrangements would be offered. Holding the view that the NENT NDAs proposal would improve the unsatisfactory living environment of the Village, she urged the Administration to build more PRH units in the proposed NENT NDAs so as to cater for the housing needs of people at the grassroot level.

Discussion

Representativeness of a deputation

177. Mr Gary FAN asked Ms LEUNG Xiao-wah of 上水鄉郊關注組 about her representativeness. Given that the majority of the deputations present at the meeting had voiced opposition to the NENT NDAs proposal, he asked how she had come to the conclusion that some villagers were in support of the proposal. Mr FAN said that in an earlier session of the meeting on that day, some deputations had pointed out that the village representative of their village had not accurately conveyed their views and position on the proposed NENT NDAs project.

178. Mr 張貴財, Mr 莊明堅 of 調理農務蘭花系 and Ms 許惠想 queried the representativeness of Ms LEUNG Xiao-wah and whether Ms LEUNG's views truly represented those of 上水鄉郊關注組.

179. Ms LEUNG Xiao-wah of 上水鄉郊關注組 said that she was a member of 上水鄉郊關注組. During a meeting on the NENT NDAs proposal held by the organization, her personal observation was that some villagers had indicated that they would consider accepting the development proposal if reasonable compensation and in-situ rehousing could be arranged. Ms LEUNG re-iterated that the living environment of Kwu Tung Village was not satisfactory as the sanitary conditions and the blockage of the drainage channels had caused hardship to the villagers. She would be prepared to accept the development proposal, which she believed would improve the living

conditions of the villagers. In response to Mr LEUNG Kwok-hung's enquiry, Ms LEUNG replied that there were about 10 members in 上水鄉郊關注組.

Maintaining the rural way of living

180. Ms Cyd HO expressed admiration for the villagers' contentment with a rural way of living and their insistence on protecting their roots in their villages. She considered that different villagers had different preferences for housing but the NENT NDAs proposal would uproot the villagers' homes as well as the villages. While those who did not want to live in rural areas could opt for rehousing, it was equally important that the views of others who wanted to maintain their rural living be respected. She opined that the Panel should strive to protect the interests of non-IVs as they had lived in the villages for a long time. Their interests should not be sacrificed in the name of development.

181. Mr LEUNG Kwok-hung said that the stakeholders of the proposed project had expressed clearly their standpoints. While most landowners would want compensation and some villagers would opt for rehousing, there were still a number of villagers who insisted on maintaining their rural living and the Administration should not ignore their views. Their interests should not be sacrificed. He opined that the Administration should have direct communication with the villagers who preferred to maintain a rural way of living to address their needs and concerns. While the Administration had all along stated that the objective of the proposed project was to provide housing to address the urgent needs of Hong Kong people, it should first make use of other sources of land. He stressed that the rehousing problems of the villagers should be properly dealt with before their homes were cleared for development.

Public consultation

182. Mr CHAN Chi-chuen said that the deputations had expressed a common view that the Administration's consultation on the proposed project was inadequate. Pointing out that the Administration had chosen a venue with a seating capacity of 200 for conducting a consultation forum in August 2012 where actually a few thousand people turned up, he said that the Administration was insincere in consulting the public. Moreover, some villagers had indicated that their village representative had not truly presented their views and that the result of a "referendum" in the village had shown that most of them were opposed to the proposed project. In this connection, Mr CHAN enquired how the Administration would enhance its consultation work.

183. PS/DEV(P&L) said that the Administration would carefully listen to and study the views collected during the Stage 3 PE, the deputations' views given at the meeting and public views expressed through other channels including the "referendum" mentioned by some deputations. The Administration aimed to minimize the impacts of the NENT NDAs proposal on existing residents. However, the implementation of the proposal would inevitably affect some of the existing landowners and residents. The Administration would ensure that better compensation or rehousing arrangements would be provided to the clearers according to the prevailing legislation and policy prior to undertaking any land clearance exercises.

184. Mr YEUNG Wai-yip of 中華邊關注視協會 asked the Administration whether it would withdraw the proposal if a substantial number of Hong Kong people opposed to it. PS/DEV(P&L) said that the proposed NENT NDAs would provide a major source of land to address Hong Kong's long-term housing demand as well as employment opportunities. He said that the Administration would proceed with the project with a view to safeguarding the overall interest of Hong Kong people. It would listen to the views expressed by the public on the project and consider them carefully.

Special industries

185. In response to Mr 楊兆津's enquiry on the details about the high-value added industries to be provided in the proposed NENT NDAs, PS/DEV(P&L) explained that the Administration had reserved a total of 24 hectares of land for "Commercial, Research and Development" uses in the Kwu Tung North NDA and another 36 hectares of land for developing special industries in the Ping Che/Ta Kwu Ling NDA with a view to generating job opportunities. According to the current plan, the special industries land would provide space for the development of high value-added and non-polluting industries, as well as the industries where Hong Kong enjoyed clear advantages, including testing and certification services, medical services, innovation and technology, cultural and creative industries, environmental industries and educational services.

Resumption of land

186. Mr 馬健賢 of 香港鋤奸聯盟 said that a substantial quantity of land in the proposed NENT NDAs had been acquired and hoarded by private developers. He asked how the Administration would resume lands from these developers. He was concerned that the resumption of land would be a "transfer of benefits between the Government and property developers or consortia" and

enquired about the measures to safeguard Hong Kong people's interests. PS/DEV(P&L) said that the Administration was working on the planning of the NENT NDAs and the identities of landowners were not consideration factors in the planning process. Under the proposed CNTA, the Administration would resume and clear all the private land in the areas covered by the proposed project, carry out site formation works and provide infrastructure, before allocating land for various purposes including disposal of the land planned for private developments in the market. The Administration would carry out land resumption plans in discussion with the relevant landowners according to the prevailing statutory framework and policies.

Televised Announcement of Public Interests

187. Mr 張貴財 said that the TV API on the proposed project was misleading as it had only mentioned the housing development to be provided in the proposed NENT NDAs. He queried why the Administration had not made it clear to the public through the TV API that 80% of the land in the proposed NENT NDAs would be used for private housing development while only 20% would be reserved for public housing development. He considered that the luxurious residential units expected to be provided in the proposed NENT NDAs would not be affordable to most Hong Kong people.

Population policy

188. Pointing out that the future increase in the Hong Kong population would mainly be attributable to immigration, Mr 楊兆津 asked whether the Administration had a population policy in place. If the immigration trend continued, additional land apart from those in the proposed NENT NDAs would be required for housing development for the newcomers. He opined that a population policy would control the increase in population and hence minimize the need to resume land from existing residents.

189. PS/DEV(P&L) said that according to the Census and Statistics Department, the Hong Kong population would increase by 1.4 million in the coming 30 years. Apart from the proposed NENT NDAs, the Administration would continue to identify other land to meet housing and economic development needs. He clarified that the formulation of a population policy was under the purview of another policy bureau.

(At this juncture, some deputations walked out of the meeting venue to show their dissatisfaction with the Administration's responses.)

Conclusion

190. PS/DEV(P&L) said that the Administration would continue to listen to and consider carefully public views on the proposed project, in order to examine from the planning and engineering feasibility perspectives whether and how to adjust the NENT NDAs proposal to minimize the impact of the proposed project on existing developments. If land resumption was required in the proposed NENT NDAs, the Administration would strive to work out better arrangements for clearances.

191. At the request of Mr CHAN Chi-chuen, PS/DEV(P&L) agreed to convey members' request that SDEV should attend the second public hearing on the NENT NDAs planning and engineering study scheduled for 15 December 2012.

192. In concluding the meeting, the Deputy Chairman said that the deputations had expressed views about the consultation approach adopted by the Administration, the development of industries including the agricultural industry in the areas affected by the NENT NDAs proposal, the rehousing arrangements for non-IVs, the development intensity and the overall interests of Hong Kong people. He asked the Administration to take into account the views of the deputations in considering the way forward for the proposed project.

II Any other business

193. There being no other business, the meeting ended at 6:30 pm.