

**立法會**  
**Legislative Council**

LC Paper No. CB(1)173/13-14  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/DEV/1

**Panel on Development**

**Minutes of special meeting**  
**held on Saturday, 15 December 2012, at 9:00 am**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : 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 Cyd HO Sau-lan  
Hon CHAN Hak-kan, JP  
Hon CHAN Kin-por, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, JP  
Hon IP Kwok-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-yeet, GBS, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon James TIEN Pei-chun, GBS, JP  
Hon Gary FAN Kwok-wai  
Hon CHAN Chi-chuen  
Dr Hon Kenneth CHAN Ka-lok  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Alice MAK Mei-kuen, JP  
Dr Hon KWOK Ka-ki  
Dr Hon Fernando CHEUNG Chiu-hung

**Members absent** : Dr Hon LAU Wong-fat, GBM, GBS, JP (Chairman)  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon Albert CHAN Wai-yip  
Hon Claudia MO  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon WU Chi-wai, MH  
Hon CHAN Han-pan  
Hon CHAN Yuen-han, SBS, JP  
Hon Kenneth LEUNG  
Dr Hon CHIANG Lai-wan, JP  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

**Public officers attending** : **Agenda item I**

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

Mr Thomas CHAN Chung-ching, JP  
Deputy Secretary for Development  
(Planning and Lands) 1

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

Mr HUNG Yat-ping  
Acting Chief Engineer / Project Division 2  
(New Territories North & West)  
Civil Engineering and Development Department

**Attendance by Invitation** : **Agenda item I**

Mr LUI Kwok-fu

Father Anthony CHANG

Mr Vincent NG  
Vice President (Local Policies)  
Hong Kong Institute of Urban Design

**Mr LAU Chun-hoi**

發言人

**The Concern Group of Long-term Housing and  
Development Scheme**

李朝偉先生

大埔田村村民

黃月嬌女士

坪洋新村村民

**Mr Dickson TAM**

農本多肥

陳伯偉先生

元下村村民

陳美儀女士

元下村村民

祝苑妮女士

元下村村民

陳文偉先生

元下村村民

**Ms CHU Pui-kwan**

Chairperson

**Sustainable Ecological Ethical Development Foundation**

曾麗芬女士

主席

菜園新村綠色生活社

侯國財先生

成員

丙崗大龍鄉郊發展關注組

陳國良先生  
丙崗村民

**Mr KWOK Chung-man**  
**Representative**  
逸東社區網絡協會

張樹輝先生  
丙崗村民

廖美鳳女士  
聯絡人  
華山村新發展區寮屋關注組

毛善良先生  
聯絡人  
虎地坳村發展區關注組

謝達仁先生  
聯絡人  
馬屎埔環境關注組

林玉君先生  
聯絡人  
石湖新村街坊組

梁惠心女士  
聯絡人  
天平山村街坊組

**Mr WU Wai-hung**  
**Officer in-Charge**  
**Shek Wu Lutheran Community Development Project**

羅炳耀先生  
虎草村關注組

賴榮蘭女士  
坪輦居民

陳仲明先生

**Ms Amy WONG**  
**Founder and Honorary Secretary**  
**Society of Landscape Hong Kong**

葉恒杰先生  
坪輦居民

鍾偉光先生

陳雪焯女士

賀華先生

謝玉蘭女士

羅卓婷女士

謝玉英女士

司徒鳳儀女士

陳國偉先生

李漢容先生

莊錦祝女士

**Mr TSE Sai-kit**  
**Convenor**  
**League of Rural-Government Collusion Monitor**

**Mr LEUNG Wai-tong**  
**Owner**  
**Greenwish Organic Farm**

Mr Denys L P KWAN  
RICS (HK) Spokesperson  
Royal Institution of Chartered Surveyors

Ms LAU Yuen-yee  
Executive Secretary  
Produce Green Foundation

Mr KONG Chun-ngai

Mr Dominic TO  
總幹事  
Catholic Sustainable Garden of Joy

張海強先生

Ms CHAN Hoi-chi  
組織幹事  
關注基層住屋聯席

Mr Harris YEUNG  
District Officer  
Liberal Party

吉秋爽女士

Mr CHAN Kim-ching  
Hong Kong Forced-Planning Action Group

Mr LAU Hoi-lung  
Founding Member  
CUAgro

溫凱盈女士

Ms CHO Kai-kai  
Member  
粉嶺北農村及居民聯席

**Ms AU Hei-man**  
**Member**  
**Mapopo Community Farm**

陳仕榮先生  
馬屎埔村村民

容健生先生  
馬屎埔村村民

黃淑慧女士  
馬屎埔村村民

潘偉德先生  
馬屎埔村村民

葉子喬女士  
馬屎埔村村民

區流根先生  
馬屎埔村農夫

鍾智豪先生  
馬屎埔村農夫

曾繁康先生

蘇永銳先生

葉義榮先生  
石湖新村村民

李木元先生  
虎地坳村村民

梁桂明先生  
虎地坳村村民

陳淑美女士

成員  
理工大學應用社會科學系會

**Mr KWOK Yu-ka**

執委  
開誠佈公監察組

**Mr CHAN Chi-wai**

**Mr CHAN Kwong-ki**

周貴賢先生  
成員  
攸潭美村村民關注組

張好女士  
攸潭美村村民

吳達源先生  
攸潭美村村民

劉錦威先生  
攸潭美村村民

李聯珍女士  
攸潭美村村民

劉兆忠先生  
攸潭美村村民

王小萍女士  
攸潭美村村民

羅新章先生  
攸潭美村村民

鄧笑群女士  
攸潭美村村民

馮仕強先生



攸潭美村村民

陳偉明先生  
馬田壆村民關注組

何潔泓女士  
外務副會長  
Lingnan University Students' Union

林少傑先生  
常務幹事  
The Student Union of the Chinese University of Hong Kong

唐頌欣

Mr LAM Kam-kwai  
Ta Kwu Ling Ha Shan Kai Wat Village Representative

Mr Timothy CHENG

**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

**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 Nos. CB(1)259/12-13(001)-(616) -- Submissions from members of the public (soft copies only, accessible at the following hyperlink: <http://www.legco.gov.hk/yr12-13/chinese/panels/dev/papers/d-evcb1-259-1-616-ec.pdf>)

LC Paper No. CB(1)312/12-13(01) -- Submission from a deputation (粉嶺北新發展區寮屋居民關注組)

Members noted the following submissions tabled at the meeting --

- (a) Submission from a deputation (華山村新發展區寮屋關注組);
- (b) Submission from a deputation (虎地坳村發展區關注組);
- (c) Submission from a deputation (馬屎埔環境關注組);
- (d) Submission from a deputation (石湖新村街坊組);
- (e) Submission from a deputation (天平山村街坊組); and

(f) Submission from the Liberal Party.

*(Post-meeting note: The above submissions tabled at the meeting were circulated to members vide LC Papers Nos. CB(1)331/12-13(01) to (06) on 17 December 2012.)*

### Meeting arrangements

2. The Deputy Chairman invited members' views on the meeting arrangements. He advised that a total of 131 deputations were attending 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. At each session, 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. Members raised no objection to the meeting arrangements.

### Welcoming remarks by the Deputy Chairman

3. The Deputy Chairman welcomed the Administration and the 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.

4. In response to the Deputy Chairman's enquiry on why the Secretary for Development ("SDEV") did not attend the meeting, the Permanent Secretary for Development (Planning and Lands) ("PS/DEV(P&L))" advised that SDEV was in Shanghai for a duty visit.

Presentation by deputations

Session One

*Mr LUI Kwok-fu*  
(LC Paper No. CB(1)255/12-13(01))

5. Mr LUI Kwok-fu queried about the justification for opening up land in the proposed NENT NDAs. Making reference to the number of residents that were currently accommodated in Ap Lei Chau, he opined that only two square kilometres of land was required in NENT NDAs for housing the target population of 150 000 people and queried why the Administration had proposed to reserve the other 6 square kilometres of land for development. Given that a considerable number of people attending the public forum held in end-September 2012 had demanded the withdrawal of the NENT NDAs proposal ("NDAs proposal"), he did not consider it appropriate for the Administration to proceed with the proposed NENT NDAs project ("the proposed project"). He criticized that in undertaking urban planning, the Administration always slanted towards the interests of the rich and the powerful. In the case of the proposed project, the Administration had paid little regard to the aspirations of local residents and farmers.

*Father Anthony CHANG*

6. Father Anthony CHANG acknowledged the need to address the housing problem in Hong Kong but considered that the Administration should tackle it in a flexible and sensible way. He said that in contrast with the Community Garden Programme implemented by the Leisure and Cultural Services Department, the NDAs proposal represented retrogression in respect of encouraging planting and greening. He considered that the existing farmers in the proposed NDAs should be allowed to retain their farmland and continue their farming practices in-situ.

*Hong Kong Institute of Urban Design*  
(LC Paper No. CB(1)255/12-13(02))

7. Mr Vincent NG, Vice President (Local Policies), Hong Kong Institute of Urban Design ("HKIUD"), said that HKIUD welcomed and supported the proposed project. He stressed the importance for the Administration to work out a long-term housing strategy and a plan to increase land supply in Hong Kong. As regards the urban design in the proposed NDAs, he opined that the

Administration should enhance the pedestrian connectivity, allow variations in building heights and plot ratios, suitably increase the development density to achieve a better use of land resources, allow street fronting shops to serve local residents, etc. Existing farmers should be allowed to continue their agricultural activities locally.

*The Concern Group of Long-term Housing and Development Scheme  
(LC Paper No. CB(1)255/12-13(03))*

8. Mr LAU Chun-hoi, 發言人, the Concern Group of Long-term Housing and Development Scheme, considered that the proposed project would provide employment opportunities and housing units for young people in Hong Kong. In working out the development plans, the Administration should pay due regard to local residents' aspirations to retain their villages and maintain their current life styles; identify and reserve good-quality agricultural land for the existing farmers to continue their agricultural practices; develop agricultural industries that could produce high-quality products; safeguard the interests of Hong Kong people; provide public housing units as well as private residential units affordable to the middle-income households; apply the policy of "Hong Kong property for Hong Kong people" ("HKPHKP") to residential sites in the proposed NDAs; avoid building large shopping malls; provide space at concessionary rentals for small business operators to serve local residents; and achieve sustainability in economic, environmental and social developments.

*大埔田村村民李朝偉先生*

9. Mr 李朝偉 said that he was a non-indigenous villager ("non-IV") of Tai Po Tin Village and his family had lived there for generations. He declared that the views of the representative of Ta Kwu Ling District Rural Committee ("TKLDRC") given at the meeting of the Panel on 8 December 2012 and the Committee's submission (LC Paper No. CB (1)243/12-13(02)) did not represent those of the affected non-IVs. He criticized that the Administration had only consulted IVs on the NDAs proposal and considered that the implementation of the proposal would not only waste public money but also result in loss of agricultural land as well as the demolition of the homes of thousands of residents in NENT. He queried how the NDAs proposal could address the housing need of Hong Kong people and provide 10 700 job opportunities. He asked whether that the Administration would eventually turn the land reserved for special industries in the proposed NDAs into sites for low-density luxury housing developments which were not affordable to the general public. He suggested

that the Administration should promote agricultural and animal farming industries in NENT to provide job opportunities and reduce Hong Kong's reliance on food imports; and to re-convert the land currently used as container storage places or recycling yards into agricultural land. He demanded "no removal, no demolition and withdrawal of the bad project"("不需遷、不需拆、撤回爛計劃").

*坪洋新村村民黃月嬌女士*

10. Ms 黃月嬌 declared that the views of the representative of TKLDRC given at the meeting of the Panel on 8 December 2012 and the Committee's submission (LC Paper No. CB(1)243/12-13(02)) did not represent those of the affected non-IVs. She criticized that while there had not been any public consensus on the development plan for NENT NDAs, the Administration had used public money to produce a televised Announcement in the Public Interest ("TV API") which had conveyed to the general public misleading messages about the proposed project. She expressed doubt on whether the residential units to be provided in the proposed NDAs would suit the housing needs of Hong Kong people. She held the view that the proposed project was undertaken by the Administration to provide low-density luxury housing units for the rich and to pave the way for "Shenzhen-Hong Kong integration". She demanded "no removal, no demolition and withdrawal of the bad project".

*農本多肥*

*(LC Paper No. CB(1)255/12-13(04))*

11. Mr Dickson TAM of 農本多肥 opined that an increasing number of Hong Kong people had attached importance to food quality and demanded locally produced food, having regard to the current food safety problems with imported vegetables and their high prices, hence resulting in growing demand for agricultural land. He urged the Administration to conduct surveys to identify good-quality agricultural land for farming activities, set up community gardens and strike a balance between nature conservation and land development.

*元下村村民陳伯偉先生*

12. Mr 陳伯偉 said that his family members wished to continue their current agricultural activities in NENT to grow safe and healthy vegetables for Hong Kong people. He considered that the labour-intensive farming

practices adopted in Hong Kong was rare in South China and should be allowed to continue. He complained that he, as a local resident, was not aware of the NDAs proposal until land-owners started to resume land in the areas. Pointing out that considerable farmland within the proposed NDAs had been acquired and fenced off, he was concerned that local farmers could no longer continue their farming practices. He opined that the Administration should not favour property developers by implementing the NENT NDAs project at the expense of local farmers' interests. He cast doubt on the suitability of developing special industries in the proposed NDAs given that there was vacant land available in other parts of the territory, such as the Science Park and vacant industrial buildings, to accommodate these industries.

元下村村民陳美儀女士

13. Ms 陳美儀 stated that the views of the representative of TKLDRC given at the meeting of the Panel on 8 December 2012 and the Committee's submission (LC Paper No. CB (1)243/12-13(02)) did not represent those of the non-IVs of her village. She emphasized that her family had a strong attachment to Ta Kwu Ling/Ping Che, the neighbourhoods and their farmland. She expressed doubt on the effectiveness of the Administration's agricultural rehabilitation scheme to help local farmers resume their farming practices in Ta Kwu Ling/Ping Che, given that the area would be earmarked for developing luxury flats. Pointing out that the Administration had promoted organic farming on one hand but would resume agricultural land on the other, she criticized that the Administration did not have a long-term policy on agricultural development in Hong Kong. She was concerned that it would be difficult for villagers, in particular the elderly, to abandon their existing farmland and cultivate a new piece of land. She demanded "no removal, no demolition and withdrawal of the bad project".

元下村村民祝苑妮女士

14. Ms 祝苑妮 stated that the views of the representative of TKLDRC given at the meeting of the Panel on 8 December 2012 and the Committee's submission (LC Paper No. CB(1)243/12-13(02)) did not represent those of the affected non-IVs of her village. She criticized that the Administration had only consulted IVs on the NDAs proposal and had paid no regard to the needs and aspirations of non-IVs. She held the view that the proposed development would facilitate property developers to acquire land resources for their own purposes, given that no public housing units would be provided in the proposed Ta Kwu Ling/Ping Che NDA. She queried why the

Administration had launched a TV API to promote the proposed project when the planning for NENT NDAs had not been completed. She demanded "no removal, no demolition and withdrawal of the bad project".

*元下村村民陳文偉先生*

15. Mr 陳文偉 emphasized that his parents had insisted on continuing their agricultural practices despite the difficulties encountered in the past. They believed that maintaining local agricultural activities would not only generate more employment opportunities but also help reduce the demand for imported food and hence the carbon emission that would be generated by the long-distance transportation of such food.

*Sustainable Ecological Ethical Development Foundation*

16. Ms CHU Pui-kwan, Chairperson, Sustainable Ecological Ethical Development Foundation, said that the Administration had not taken into consideration that agriculture played a key role in the sustainable development of Hong Kong. She cautioned the Administration that the NDAs proposal would force existing farmers to move out from their villages and adversely affect their livelihood, given that 98 hectares ("ha") of existing farmland in the proposed NDAs would be designated for other uses under the Administration's plan. She emphasized that agriculture could help maintain ecological balance, create employment opportunities, support cultural and educational activities, and counter-balance the fluctuating prices of imported agricultural products. She was concerned that there was an ongoing loss of farmland in Hong Kong as a result of land acquisition by developers in the past two decades and called upon the Administration to formulate a long-term agricultural policy to secure the supply of agricultural land and to enhance the self-sufficiency rate of food provision in Hong Kong.

*菜園新村綠色生活社*

17. Ms 曾麗芬, 菜園新村綠色生活社主席, cast doubt on whether the Administration had attached importance to public views when formulating the NDAs proposal given that the affected residents were only aware of the proposal at a very late stage. She opined that in planning the NDAs, the Administration should not disregard and sacrifice the interests of the non-IVs, who had been living in the areas for generations. She said that the clearees of Choi Yuen Tsuen faced great difficulties when they had been forced to move to a new site, Choi Yuen San Tsuen, which was not ready for



farming, in May 2011. She supported the demand of the residents affected by the proposed project for "no removal and no demolition".

*丙崗大龍鄉郊發展關注組*

18. Mr 侯國財, 丙崗大龍鄉郊發展關注組成員, said that a lot of developers had been acquiring land in NENT including Ping Kong Tsuen, which had in fact not been included in the proposed project. He called upon the Administration to take measures to stop developers' practices of leaving a site idle after forcing the tenants living there to move out. He considered it unreasonable to allow the development of luxury low-density private housing in the proposed NDAs in view of the acute shortage of housing land in Hong Kong. Furthermore, appropriate measures should be put in place to promote agricultural development in the areas.

*丙崗村民陳國良先生*

19. Mr 陳國良 said some land-owners had forced existing residents and farmers in Ping Kong Tsuen to move out after hearing some developers' vague promises that they would pay high prices to acquire the land in the village for development. He cautioned the Administration that, to safeguard the interests of local villagers, it should be prudent in examining developers' applications for modification of land uses, as their development projects might adversely affect the rural living environment of the villages and the ecology. He also criticized that so far, the Administration had not taken any action to stop developers' practices of leaving land idle after acquiring it.

*逸東社區網絡協會*

20. Mr KWOK Chung-man, Representative, 逸東社區網絡協會, held the view that the implementation of the NDAs proposal would pave way for the integration of Hong Kong and Shenzhen. He considered it groundless to force existing residents in the proposed NDAs to move out, and criticized that the proposed project would only benefit the land-owners. He held the view that there was no imminent need for the proposed project having regard to the recently projected future population. To enhance land supply, the Administration could proceed with reclamation outside Victoria Harbour as well as the projects to develop Hung Shui Kiu, the Lok Ma Chau Loop and the Tung Chung New Town extension. He also suggested that the Administration should consider developing the land in Fa Peng.

*丙崗村民張樹輝先生*

21. Mr 張樹輝 said that the existing agricultural land in the proposed NDAs was the main source of supply of local vegetables in Hong Kong. The Administration should pay due regard to the adverse impact of the NDAs proposal on the livelihood of the existing farmers. He stressed the importance to allow the farmers to continue their agricultural practices and to preserve the natural environment in Hong Kong. He expressed support to the withdrawal of the NENT NDAs project and opposed the provision of luxury housing in the areas.

*華山村新發展區寮屋關注組*

22. Ms 廖美鳳, 華山村新發展區寮屋關注組聯絡人, criticized that the seven households in Wah Shan Tsuen which would be affected by the implementation of the NDAs proposal had not been consulted. Not until she had lodged a complaint at a meeting with Government representatives in August 2012 about the lack of consultation did the Administration put up a poster about the proposal in the village. She was concerned that the implementation of the NDAs proposal would force the seven households to move out and urged the Administration to exclude Wah Shan Tsuen from the proposed project.

*虎地坳村發展區關注組*

23. Mr 毛善良, 虎地坳村發展區關注組聯絡人, stressed that Fu Tei Au should be designated as an "Agriculture" zone and a conservation area, instead of being planned under the NDAs proposal for building police training facilities. He said that the provision of such facilities in the village would destroy the natural environment. He was concerned about the impact of the noise to be generated by the activities in the police driving training complex on the migratory birds, which had long been gathering in Fu Tei Au.

*馬屎埔環境關注組*

24. Mr 謝達仁, 馬屎埔環境關注組聯絡人, criticized that developers' ongoing land acquisition in NENT since 1996 had significantly destroyed the rural environment of his village and they had adopted unscrupulous means to force villagers to move out. Moreover, developers speeded up their land acquisition since the Administration had indicated a few months

ago that the Conventional New Town Approach ("CNTA") might be adopted for the implementation of the NENT NDAs proposal. He urged the Administration to control developers' land acquisition activities so that villagers could continue to stay in their current accommodations until they were rehoused. He added that the area where the Central Park (中心公園) was proposed to be located should be better used for agricultural rehabilitation.

#### *石湖新村街坊組*

25. Mr 林玉君, 石湖新村街坊組聯絡人, opined that the NDAs proposal might give rise to issues of transfer of benefits and collusion between the business sector and the Government. He urged Panel members to seriously look into the issues. He cast doubt on whether developers who had currently hoarded a large amount of agricultural land in NENT had been given advance notice of the Administration's plan to develop NENT before the plan was made known to the public. He said that villagers had requested the retention of their current rural life style as well as reprovisioning of their villages during the past public engagement exercises of the Study. However, they had never secured a positive response from the Administration. He expressed disagreement to the TV API on NENT NDAs and called upon the Administration to refrain from creating a split between Hong Kong people and affected villagers on the issue of developing NENT.

#### *天平山村街坊組*

26. Ms 梁惠心, 天平山村街坊組聯絡人, expressed doubt on whether the NDAs proposal was people-oriented. She said that following the implementation of the proposed project, Tin Ping Shan Tsuen would be surrounded by tall buildings, thus giving rise to a "walled effect" in the village. She urged the Administration to include her village in the proposed project. Since the villagers, in particular the elderly, would have great difficulties in adapting to a new living environment, the Administration should reserve land for local reprovisioning of the affected villages instead of requiring the villagers to be rehoused in Kwu Tung North. She demanded that the Administration should not proceed with the proposed road construction/improvement works in the vicinity of her village prior to its clearance. She expressed concern on the compensation arrangements under the project.

*Shek Wu Lutheran Community Development Project*

27. Mr WU Wai-hung, Officer in-Charge, Shek Wu Lutheran Community Development Project, said that to reduce resistance to the NDAs proposal, the Administration should send staff to visit the affected villages and invite residents to give their views on the proposal, provide more flexibility in respect of the rehousing and compensation arrangements for clearerees, and reserve land for local reprovisioning of the affected villages. He emphasized that villagers in NENT had repeatedly requested to maintain their current rural life style and not to move to public housing units.

*虎草村關注組*

28. Mr 羅炳耀 of 虎草村關注組 said that as a resident of Fu Tso Tsuen, Lau Fau Shan, he was sympathetic to the residents of NENT who were being forced to move out as a result of land acquisition by developers. He suggested that property developers should pursue their development projects in places like Tin Shui Wai and Hung Shui Kiu, where they had hoarded land, instead of NENT, which was home to many. He also opined that the existing green belt areas in the proposed NENT NDAs should be preserved.

*坪輦居民賴榮蘭女士*

29. Ms 賴榮蘭 said that she had been living in Ta Kwu Ling for more than four decades. She queried why one of the television channels stopped reporting the weather conditions in Ta Kwu Ling following the Administration's announcement of the NENT NDAs proposal.

*陳仲明先生*

30. Mr 陳仲明 stated that the views of the representative of TKLDRC given at the meeting of the Panel on 8 December 2012 and the Committee's submission (LC Paper No. CB(1)243/12-13(02)) did not represent those of the affected non-IVs of Ping Che. He criticized that in drawing up development plans, the Planning Department tended to turn rural villages into a new town where only tall buildings were provided. He considered that the development of an area should not cause destruction to the lifestyle of the existing residents. He demanded "no removal, no demolition and withdrawal of the bad project".

*Society of Landscape Hong Kong*

31. Ms Amy WONG, Founder and Honorary Secretary, Society of Landscape Hong Kong, stressed the importance to retain the green belt areas in the proposed NENT NDAs and allow current agricultural practices to continue. She called for better tree management in urban areas and promotion of permaculture. She suggested that urban dwellers should be allowed to practise organic farming in common areas of residential buildings such as the rooftops and flower beds. Through the farming practices, they would appreciate why the residents of NENT cherished their rural life style.

*坪輦居民葉恒杰先生*

32. Mr 葉恒杰 said that Prof LAU Siu-kai, former head of the Central Policy Unit, had stated that the integration of Hong Kong and Shenzhen was feasible. He disagreed to the proposal of developing special industries in the Ping Che/Ta Kwu Ling NDA, as it was not practicable for employees living in the urban areas to go to work every day in such a remote area. He criticized that the public engagement exercises on the NDAs proposal had been conducted in a non-transparent manner. The public forum on 22 September 2012 had been held by the Administration at an inconvenient location and the Administration had given a very short notice about the change of venue of the forum. He held the view that the Administration's undertaking to build more public housing units as well as small- and medium-sized flats in the proposed NDAs, to review the compensation arrangements, and to consider the construction of the Northern Link was an attempt to induce members of the public to support the proposal. He stated that he objected to the demolition of his home and urged the Administration to refrain from clearing his village.

## Discussion

### *Consultation on the development proposal*

33. In response to Mr CHAN Chi-chuen's enquiry on why SDEV did not attend the meeting, PS/DEV(P&L) said that the Administration had announced through a press release that SDEV was conducting a duty visit to Shanghai. He was scheduled to attend a seminar jointly held by the Hong Kong Economic and Trade Office in Shanghai, the Hong Kong Trade Development Council and the Hong Kong Chamber of Commerce in China, and to pay a visit to the Shanghai Urban Planning Exhibition Center and the Shanghai Planning, Land and Resources Administration Bureau on 13 and 14 December 2012. Mr LEUNG Kwok-hung remarked that SDEV should

attach greater importance to receiving the deputations' views on the NENT NDAs proposal than to attending the seminar in Shanghai.

34. Ms Emily LAU regretted that SDEV was not at the meeting to listen to the deputations' views on the NDAs proposal. She urged the Administration to take note of the views expressed at the meeting and consider them seriously.

35. PS/DEV(P&L) responded that the Administration continued to listen to public views on the proposal after the completion of the Stage 3 public engagement of the Study, and would work towards providing better compensation and rehousing arrangements to the clearerees. The Administration took note of all deputations' views given at the meeting and would consider them seriously with a view to minimizing the adverse impact of the NENT NDAs project on the local residents.

36. Mr 李朝偉 remained of the view that the NDAs proposal would result in loss of agricultural land as well as the demolition of the houses which were currently accommodating non-IVs. He reiterated the request for "no removal and no demolition" and emphasized that he would not accept any compensation arrangements.

37. Dr Fernando CHEUNG and Dr Kenneth CHAN opined that the Administration had paid no regard to the needs of the existing residents in the proposed NENT NDAs, including their aspirations to preserve their rural life style as well as their close ties with their villages and the neighbourhoods. Dr Fernando CHEUNG criticized that the Administration had not addressed public concerns about environmental protection, self-sufficiency of food provision, etc. He held the view that the proposed project involved collusion between the Government and the business sector and was undertaken by the Administration for the benefits of property developers and the Mainlanders. Dr Kenneth CHAN opined that the development plan for NENT NDAs was drawn up by the Administration with a view to achieving "Shenzhen-Hong Kong integration". He was concerned that the project would be implemented at the expense of the interests of Hong Kong people.

38. Mr Gary FAN said that the Administration should take note of the fact that more than 80% of the deputations attending the meeting of the Panel on 8 December 2012 and the current meeting session did not accept the NENT NDAs proposal, including the rehousing arrangements, and a considerable number of them had requested "no removal and no demolition". He queried

why the Administration did not accept some deputations' suggestion made at the meeting of 8 December 2012 about resuming the land lot currently used as the Fanling Golf Course for residential development by giving a one-year advance notice to terminate the golf course lease. The resumption of the land lot, if implemented, would make it unnecessary to proceed with the proposed NENT NDAs project, hence meeting the aspirations of local residents. PS/DEV(P&L) replied that the Administration would carefully consider the views and concerns raised at the meetings of the Panel and strive to minimize the impact of the proposed development on local residents.

39. Ms Emily LAU asked the deputations to give views on whether the public consultation on the NENT NDAs proposal would be more effective if the Administration sent social workers to inform local residents of the proposal through face-to-face communication and make arrangements for residents to present their views on the proposal to the Administration. Noting that the seven affected households in Wah Shan Tsuen were not aware of the proposed project until they learnt about it from representatives of the Shek Wu Lutheran Community Development Project, Ms LAU asked Mr WU Wai-hung of Shek Wu Lutheran Community Development Project to provide more details on why he had taken the initiative to inform the affected villagers in Wah Shan Tsuen.

40. Mr WU Wai-hung, Officer in-Charge, Shek Wu Lutheran Community Development Project said that the services provided by his organization did not originally cover Wah Shan Tsuen. After it had come to his organization's attention during the Stage 2 public engagement of the Study that the affected households in Wah Shan Tsuen were not aware of the proposed project, his organization took the initiative to arrange the concerned residents to make known their views on the proposal.

41. Mr 李朝偉 said that the Administration's consultation on the proposed project was inadequate. He urged the Administration to carry out the consultation afresh to engage affected residents in the planning of NENT NDAs. He criticized that the TV API on the NENT NDAs was misleading to members of the public who had not read the consultation paper on the proposal. Dr Kenneth CHAN remarked that the TV API which had been produced with a large amount of public money was a brainwashing tool.

42. In reply, PS/DEV(P&L) said that the TV API was produced and broadcast with a view to increasing public awareness of the planning of the NDAs and soliciting views from the general public.

43. Mr KWOK Chung-man, Representative, 逸東社區網絡協會, opined that the Administration had arranged to broadcast the TV API because the consultation on the proposed project had not been done in a satisfactory way. He suggested that the Administration should make known to the public its development blueprint for the entire territory for the next 30 years so that members of the public, with the big picture in mind, could give their views on whether there was an imminent need to develop NENT.

#### *Housing mix*

44. Mr LEUNG Kwok-hung and Mr CHAN Chi-chuen held the view that to address the housing need of Hong Kong people, more public housing units should be provided in NDAs. Mr LEUNG said that the proposed ratio of public-to-private housing in terms of area of land to be allocated, which was 20:80, was not appropriate. PS/DEV(P&L) replied that under the Recommended Outline Development Plans ("RODPs") for the proposed NDAs, the subsidized-to-private housing ratio in terms of number of units to be provided was 43:57. Consideration was being given to some public views suggesting that more subsidized housing units should be provided. He advised that the report on the Stage 3 public engagement ("Stage 3 PE") to be published in the first half of 2013 would cover issues on land use planning.

45. Mr CHAN Chi-chuen enquired whether the Administration would avoid repeating the mistakes committed in the planning of Tin Shui Wai. PS/DEV(P&L) replied that according to "A study on Tin Shui Wai New Town", conducted by the University of Hong Kong in 2009, the balanced community mix concept should be a major consideration in the planning of new development areas located farther away from the main urban core. He assured members that the Administration would strive to achieve a balanced housing mix with a view to catering for the housing need of different sectors of the community.

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

*(The meeting resumed at 11:15 am.)*

#### Session Two

46. The Deputy Chairman welcomed the deputations to the meeting. He reminded them 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

鍾偉光先生

47. Mr 鍾偉光, resident of Kwu Tung, opined that the Administration should let the public have reliable information about land reserve in Hong Kong. He considered the Administration should review the need for developing NENT NDAs in light of the recent change in the number of projected Hong Kong resident population in future. He urged the Administration to taken into account the impact of the proposed project on the existing small-scale rural industries, such as soya sauce factories, in the affected areas.

陳雪妍女士

48. Ms 陳雪妍, resident of Kwu Tung, said that she enjoyed the rural life style in the village. She criticized that the PE exercises of the Study were bogus ones. The Administration had never taken into account the interests of the affected shop owners and residents. She urged Panel members to support the demand for the withdrawal of the NENT NDAs project.

賀華先生

49. Mr 賀華 said that he was a non-indigenous resident in the New Territories ("NT"). Taking in view that the first population intake in the proposed NENT NDAs would only happen 10 years from now, he queried whether the proposed project could address the immediate housing need of Hong Kong people. He considered that the proposal to reserve only 10% of the land in the proposed NDAs for developing public housing was not an effective way to make use of land resources. The proposed development would disrupt the life style of local residents and would not bring any benefits to the community at large. Recalling that in 2003, the Administration had proposed to reserve land for constructing a railway station in Kwu Tung North, he queried why there had been no progress on the proposal. He demanded "no removal, no demolition and withdrawal of the bad project"

謝玉蘭女士

50. Ms 謝玉蘭, resident of Kwu Tung, said that she had been born in the village and enjoyed the rural living environment there. The provision of community facilities in the village was adequate as there were homes for the aged, schools, etc. She criticized that the PE exercises of the Study had not been conducted effectively as some residents were not aware of the impact of the proposed project on them. She urged the Administration to send relevant Government officials to visit her village to understand the need of the residents.

*羅卓婷女士*

51. Ms 羅卓婷 said that she grew up in Kwu Tung and three generations of her family lived in the village. She demanded "no removal and no demolition" and did not accept the NENT NDAs project. She was disappointed that the Administration had refused to accept the suggestion of resuming part of the Fanling Golf Course for developing public housing.

*謝玉英女士*

52. Ms 謝玉英 said that she had been in Kwu Tung and was satisfied with the current living environment. She had a strong sense of belonging to her home in Kwu Tung and would not move out from the village.

*司徒鳳儀女士*

53. Ms 司徒鳳儀 said that she and her family had been living in Kwu Tung for years and did not want to move out from the village. She cast doubt on whether the NDAs proposal could cater for the housing need of Hong Kong people, given that only a small proportion of land in the proposed NDAs would be reserved for public housing development and most of the land would be earmarked for developing luxury flats which were not affordable to most Hong Kong people. She considered that the Administration's policy to protect developers' interests had resulted in the exorbitant property prices in Hong Kong. She urged the Administration to reconsider whether it should take forward the project given that the proposal was not beneficial to the existing residents and most Hong Kong people.

*陳國偉先生*

54. Mr 陳國偉, resident of Kwu Tung, said that her wife's family members worked in the village and her parents were engaged in agricultural

practices and livestock rearing in the same place. His family did not want to move out of their small house in Kwu Tung as they were not qualified for public housing and could not afford the prices of private flats in other parts of the territory. He queried whether the Administration had taken into account the impact of the NDAs proposal on the existing grassroot-level residents in Kwu Tung.

*李漢容先生*

55. Mr 李漢容, said that although he was an non-indigenous resident of Kwu Tung, his family had been living in the village for generations. He opined that the NDAs proposal would affect the residents' livelihood and require the removal of their ancestral graves/urns. He could not afford the rentals of public rental housing ("PRH") units and so requested "no removal and no demolition". He considered that the luxury flats to be provided at the proposed NDAs would not be affordable to most Hong Kong people and queried why the Administration did not accept the suggestion to resume part of the Fanling Golf Course for developing public housing.

*莊錦祝女士*

56. Ms 莊錦祝 said that she had been living in Kwu Tung for years. She enjoyed the rural life style as well as the close ties with the neighbourhoods, and did not want to move to PRH units. She did not support the NDAs proposal and demanded "no removal and no demolition".

*League of Rural-Government Collusion Monitor*

57. Mr TSE Sai-kit, Convenor, League of Rural-Government Collusion Monitor, expressed regrets that SDEV and rural representatives in LegCo did not attend the meeting to receive the deputations' views on the NENT NDAs proposal. He criticized that the Administration had only consulted rural committees, village representatives and land-owners on the proposal but the majority of local residents were not aware of it. According to his observation, rural representatives and land-owners often made benefits from the Administration's resumption of land in the rural areas. In his view, the proposed project would facilitate "rural-Government collusion".

*Greenwish Organic Farm*

58. Mr LEUNG Wai-tong, Owner, Greenwish Organic Farm, said that by implementing the proposed NDAs project, the Administration would disrupt

the ecology of Hong Kong. He opined that local agriculture including organic farming would help generate employment opportunities, support educational and rehabilitation activities, and provide local fresh food produce. He stressed that the Administration should formulate an agricultural policy to protect local farmland and support the sustainable development of agriculture.

*Royal Institution of Chartered Surveyors*  
(LC Paper No. CB(1)255/12-13(05))

59. Mr Denys L P KWAN, RICS (HK) Spokesperson, Royal Institution of Chartered Surveyors ("RICS"), said that RICS generally supported development of new areas to increase housing land supply. He opined that the Administration should take forward the NENT NDAs project if it was the aspiration of the general public to develop the areas, but it should ensure an effective use of the land resources. In planning the area, the Administration should strive to achieve a balanced development, provide local employment opportunities and pay due regard to the concerns of the affected residents. He suggested that the Administration should allow land exchange and issue land exchange entitlements (similar to Letters A and B issued before 1983) to the affected land-owners other than making cash compensation. As regards the implementation approach, the private-sector participation ("PSP") approach through land exchange should be allowed wherever feasible.

*Produce Green Foundation*  
(LC Paper No. CB(1)336/12-13(01))

60. Noting that one of the guiding principles under the RODPs for the proposed NENT NDAs was to provide a sustainable living environment in the areas, Ms LAU Yuen-ye, Executive Secretary, Produce Green Foundation, stressed the importance of sustainable development, including the development of urban agriculture. She pointed out that compared with some Mainland cities, the self-sufficiency rate of fresh vegetables was very low in Hong Kong. In view of the tight food supply worldwide, local agricultural produce would help reduce reliance on food imports and provide buffers against food price fluctuation. She urged the Administration to take action to protect the existing farmland in Hong Kong and formulate policies to promote agricultural development given that agriculture was a valuable public asset that could generate employment opportunities, reduce carbon emission, preserve traditional living culture, protect the rural environment

and the ecology, provide a sustainable living environment and a chance for urban dwellers to get close to the nature.

*Mr KONG Chun-ngai*

61. Mr KONG Chun-ngai criticized that the land reserve information provided by the former and the incumbent SDEV was inconsistent. He considered that as there was plenty of vacant land for housing development in the territory, the Administration should not resume the land in NENT and force the local residents to move out. Given that the Stage 3 PE digest stated that the proposed project would offer an opportunity for promoting social and economic developments in Shenzhen and Hong Kong, and the Administration had ascertained the strategic roles of the NENT to support regional development and integration with the Pearl River Delta, he queried why the Administration had recently made a turn to assert that the proposed project aimed to build a new town for Hong Kong people. He considered that, while the proposed project was still at the planning and consultation stage, the Administration should not make any statement about the future role of the proposed NENT NDAs in the TV API.

*Catholic Sustainable Garden of Joy*

62. Mr Dominic TO, 總幹事, Catholic Sustainable Garden of Joy, said that his organization supported the proposal to consolidate the existing land uses in NENT, which was currently predominated by temporary storage and deserted agricultural land. In planning the development of the areas, the Administration should avoid adopting a moulded design for the buildings and providing large shopping malls. It should strive to provide a green, simple and sustainable living environment in the areas. He said that agricultural development in NENT could help generate employment opportunities, provide fresh vegetables, allow economic diversification as well as promote a low-carbon and harmonious life style.

張海強先生

63. Mr 張海強 said that the Administration should shelve the NENT NDAs project and accept some deputations' suggestion to resume part, say one-third or 50 ha, of the Fanling Golf Course for developing public housing. He said that in view of its proximity to the Sheung Shui Railway Station, the site was suitable for provision of public housing units. According to the relevant land lease, the Administration could resume the site by giving a one-year advance notice. He urged the Administration to attach greater importance to allowing local residents in NENT to retain their existing life style and accommodations than to keeping the golf course for recreational use by a small group of people.

### Discussion

#### *Public consultation*

64. Ms Emily LAU noted that the majority of the deputations attending the meeting did not support the NENT NDAs proposal. She was concerned about the conflicts that might arise if the Administration insisted on taking forward the project. She said that the Chief Executive ("CE") had asked senior Government officials to reach out to the community to collect public opinions in person. She enquired whether SDEV had visited the areas to be affected by the proposed project to hear the views of local residents. PS/DEV(P&L) replied that SDEV had visited the concerned areas. Ms LAU asked the Administration to provide information about the visits, including the date of each visit, the villages visited and the major views collected during the visits.

(Post-meeting note: The Administration's response was circulated to members on 22 October 2013 vide LC Paper No. CB(1)124/13-14(01).)

65. Dr Kenneth CHAN said that in view of the deputations' comments made at the meeting, the Administration should admit that the PE exercises of the Study were ineffective. He considered that the Administration should withdraw the proposal or revise it. Dr Fernando CHEUNG held the view that the NENT NDAs proposal should be withdrawn as it would only benefit large consortia and Mainlanders.

66. Mr TSE Sai-kit, Convenor, League of Rural-Government Collusion Monitor, urged the Administration to discontinue broadcasting the TV API on the NENT NDAs proposal. He considered that the TV API could not help

improve the PE exercises which had been poorly conducted. He held the view that the message conveyed in the TV API had created division among members of the public and suppressed the expression of opinions against the project.

*Impact on existing residents and farmers*

67. Ms Emily LAU was concerned that certain villagers in NENT were under threat of land acquisition by developers. She enquired whether the Administration had taken any action to protect the villagers from being forced to move out. In reply, PS/DEV(P&L) explained that, after the gazettal of the approved development plan for the NENT NDAs, the Administration would conduct a pre-clearance survey to ascertain occupancy information such as the number of households to be affected by the project, structure status, length of occupancy of clearers, etc. so to facilitate rehousing and compensation arrangements. At this stage, rehousing and compensation arrangements had not yet started. Ms LAU asked the Administration to collect and provide information on the number of households who had been forced to move out from the areas affected by the project since the Administration had indicated that it would develop NENT; whether and in what way the Administration had offered assistance to these households.

*(Post-meeting note: The Administration's response was circulated to members on 22 October 2013 vide LC Paper No. CB(1)124/13-14(01).)*

68. Mr 賀華 said that under the current NENT NDAs proposal, the population intake in the NDAs would not start until 2022 but the Administration would implement the land clearance plan much earlier. He was concerned whether the Administration would provide timely rehousing arrangements for the affected residents, in particular those who were not eligible for public housing.

69. Mr TSE Sai-kit, Convenor, League of Rural-Government Collusion Monitor, opined that local residents were being forced to accept the proposal. He cast doubt on whether the Administration would help the affected farmers continue their agricultural practices. He asked the Administration to advise the number of farmers in Hong Kong who were currently on the Administration's waiting list for agricultural rehabilitation; the total area and the locations of arable land in Hong Kong that were suitable and ready for agricultural rehabilitation.

70. Mr 張海強 stated that the villagers of Kwu Tung demanded "no removal, no demolition and withdrawal of the bad NENT NDAs project". He said that local residents in NENT had spent decades of efforts in establishing their homes. With a strong sense of belonging to the villages and their neighbourhoods, they did not wish to move out in return for the Administration's compensation and rehousing packages. He criticized that by taking forward the NDAs project, the Administration would be pushing the villages into extinction. He called upon Panel members to reject the funding proposals to be submitted by the Administration for the implementation of the project if the Administration failed to address the needs and concerns of the affected villagers.

71. Mr 賀華 and Mr 張海強 opined that the Administration had given favour to IVs, who, unlike non-IVs, were not adversely affected by the NENT NDAs proposal. Mr 賀華 queried why the Administration insisted to take forward the project against the wishes of the non-IVs. He considered that the Administration should resume only the land inhabited by the IVs who supported the project.

72. Mr TSE Sai-kit, Convenor, League of Rural-Government Collusion Monitor, said that it had come to his notice that the planning for the Kwu Tung North NDA included a proposal to expand the areas zoned for Village-type Development. He queried about the justifications for the expansion, and whether it was undertaken by the Administration in exchange for the support of IVs for the NDAs proposal. Regarding the proposed project, he enquired about the total area of land to be resumed by the Administration for the project; the total estimated amount of funds required for land resumption and compensation; and whether the Administration would handle claims for compensation for disturbance to "fung shui" arising from the NDAs proposal, if yes, the estimated amount of funds to be involved. Ms Emily LAU asked the Administration to provide information to address Mr TSE's enquires.

*(Post-meeting note: The Administration's response was circulated to members on 22 October 2013 vide LC Paper No. CB(1)124/13-14(01).)*

#### *Land for public housing development*

73. Mr LEUNG Kwok-hung reiterated that the Administration should provide more public housing units in the proposed NENT NDAs. He enquired whether the Administration would accept some deputations' suggestion of resuming part of the Fanling Golf Course. He added that



consideration should also be given to combining the land lot resumed with the site of the Fanling Lodge (CE's country residence) for public housing development. Ms Emily LAU urged the Administration to consider the suggestion seriously.

74. PS/DEV(P&L) said that the Administration had noted Mr LEUNG's suggestion and would give consideration to it. In response to Mr CHAN Chi-chuen's enquiry on the factors to be taken into account by the Administration with respect to the suggestion, PS/DEV(P&L) said that even if the site of the Fanling Golf Course could be designated for other uses, it would take time to carry out planning and engineering studies and technical assessments on its suitability for housing development, whereas the engineering and planning study for NENT NDAs had been underway for more than one decade and was almost complete. Furthermore, while the NDAs proposal included the provision of a railway station at Kwu Tung North to serve the future residents of the Kwu Tung NDA, there was no plan to provide a railway station in the vicinity of the golf course. Under the foregoing considerations, development of the golf course site could not be a substitute for NENT NDAs.

75. Mr 賀華, Mr張海強 and Mr 鍾偉光 urged the Administration to accept the suggestion to convert part of the Fanling Golf Course into a site for housing development. Mr 賀華 said that the distance between the proposed Kwu Tung North railway station and the proposed public housing development site in Kwu Tung was roughly the same as that between the Fanling Golf Course and the Sheung Shui railway station or the proposed Kwu Tung North railway station. Mr 張海強 said that the Fanling Golf Course was located in the vicinity of the Sheung Shui railway station and was hence suitable for public housing development. He emphasized that the suggestion would only cause minor impact on the operation of the golf course as it was proposed that only one third of the land occupied by the golf course be resumed. Dr Kenneth CHAN remarked that the local residents in the proposed NENT NDAs who demanded "no removal and no demolition" definitely outnumbered the users of the Fanling Golf Course. To meet the residents' aspiration, the Administration should accept the suggestion.

76. Dr Fernando CHEUNG enquired whether it was technically feasible for the Administration to turn the Fanling Golf Course into a site for providing residential units to accommodate the target population of 150 000 of the proposed NENT NDAs. Chief Town Planner/Studies and Research, Planning Department ("CTP(S&R)PlanD"), replied that in studying whether a site was suitable for development, the Administration would take into

account a set of factors including transport and infrastructural capacities, uses of land in the surrounding areas, etc. Without undertaking a study, the Administration could not determine whether the site was suitable for residential development.

77. In response to Mr LEUNG Kwok-hung's enquiry on whether SDEV had requested PlanD to assess whether it was feasible to turn part of the Fanling Golf Course into a site for residential use, CTP(S&R)PlanD replied that PlanD had not conducted such an assessment as the planning of a new development area involved a comprehensive study and long-term planning, not only a study on a site. Mr LEUNG Kwok-hung said that even though, in the Administration's view, the development of the golf course site could not replace the NENT NDAs project, he considered that the Administration should start a planning study on the use of the site for housing development as early as possible to address the strong housing demand.

#### *Benefits of the project to Hong Kong people*

78. Mr 張海強 said that he was a member of the Hong Kong Institution of Engineers ("HKIE"). He referred to the views given by HKIE at the meeting of the Panel on 8 December 2012 which stated that HKIE would support the NENT NDAs project if it was pursued in the overall interests of Hong Kong. He said that so far, the Administration had not made it clear how the proposed project would serve the overall interests of Hong Kong. If the Administration failed to show, with the results of an assessment, that the project would work for the overall interests of Hong Kong, he would make known to HKIE his objection to the project.

#### *Population policy*

79. Mr 賀華, Mr 鍾偉光 and Mr TSE Sai-kit, Convenor, League of Rural-Government Collusion Monitor, stressed the importance for the Administration to put in place a population policy. Mr TSE Sai-kit held the view that in the absence of a population policy in Hong Kong, the Administration could not assess in an objective way whether a development plan was needed to cater for future demand for housing and farmland. The Administration's initiative to open up new land to an unlimited extent would not benefit Hong Kong as a whole. Mr 賀華 and Mr 鍾偉光 said that the future population growth of Hong Kong would be attributable to immigration from the Mainland including the children born in Hong Kong of "doubly non-permanent" residents. They considered that if a population

policy was in place to control the population growth, there was no need to open up land in NENT for housing development.

*Training facilities for the police in Fu Tei Au*

80. Mr CHAN Chi-chuen asked for the Administration's response to a deputation's suggestion of designating Fu Tei Au as an "Agriculture" zone and a conservation area instead of building police training facilities thereon. CTP(S&R)/PlanD advised that the land use for a site was worked out having regard to, among others, the requests of Government bureaux/departments for land resources in pursuing their policy objectives. The proposal to earmark land in NENT for accommodating police training facilities had been worked out according to the relevant department's requirements, the findings of technical and environmental impact assessments. Subject to public views collected during the Stage 3 PE, the Administration would revisit the proposal and consider whether adjustments could be made.

*Connecting road for the proposed Liantang/Heung Yuen Wai Boundary Control Point*

81. Ms Emily LAU invited Mr TSE Sai-kit, Convenor, League of Rural-Government Collusion Monitor, to provide his findings and observations with regard to his allegation that there was rural-Government collusion in Hong Kong. Mr TSE said that regarding the connecting road for the proposed Liantang/Heung Yuen Wai Boundary Control Point, the Administration had selected one out of three alignment options. He opined that compared with the other two options, the selected option involved the largest area of land resumption. Ms Emily LAU asked the Administration to provide a comparison of the Government funds that would have been involved in land resumption and compensation under each of the three alignment options and the reasons for selecting the preferred option.

*(Post-meeting note: The Administration's response was circulated to members on 22 October 2013 vide LC Paper No. CB(1)124/13-14(01).)*

*Responsibilities of Registered Professional Planners*

82. Dr Fernando CHEUNG said that Registered Professional Planners ("RPPs") were governed by, among others, the Code of Professional Conduct which specified that in discharging their responsibilities to their employers and the professional, RPPs shall at all times be cognisant of the interests of the general public in matters of town and country planning. He

enquired whether the RPPs in the relevant Government departments had observed the aforesaid requirement when undertaking the planning of NENT NDAs. CTP(S&R)/PlanD replied that town planners working in the Government followed the established procedures when undertaking planning-related tasks. In preparing town plans, they conducted planning studies as well as public consultation. The findings of the studies were made known to relevant Government departments as well as the general public.

*Response of the Administration to deputations' views*

83. At the invitation of the Deputy Chairman, PS/DEV(P&L) gave an overall response to the views expressed by deputations during the session. He advised that the Administration strived to adopt a multi-pronged approach to increasing land supply with a view to catering for the housing demand in Hong Kong and the need of economic development.

*[At this juncture, some deputations interrupted PS/DEV(P&L)'s response and shouted at the meeting venue to show their dissatisfaction with the response. The Deputy Chairman suspended the meeting for about 10 minutes.]*

84. After the meeting had resumed, the Deputy Chairman reminded deputations to avoid interrupting the speaker at the meeting. At the invitation of the Deputy Chairman, PS/DEV(P&L) continued to respond to the views expressed by the deputations. He highlighted the following points

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- (i) Apart from the initiative to convert Government, Institution or Community sites, other Government sites, Green Belt sites and industrial sites to residential use, it was necessary to create new developable land across the territory. The Administration was undertaking a series of studies on developing NDAs and new towns, including NENT NDAs, Hung Shui Kiu NDA, Tung Chung New Town extension, etc. A land-use review of the adjoining areas of West Rail Kam Sheung Road Station and Pat Heung Maintenance Depot was being conducted with a view to identifying more suitable sites for housing development. Studies for exploring the development potential of ex-quarry sites at Anderson Road and Cha Kwo Ling were underway.
- (ii) Having regard to the fact that the projected increase in the population in the coming 30 years was 1.4 million and the

anticipation that the average household size would decrease, the Administration considered it necessary to continue the efforts in identifying land to meet the housing and development needs of Hong Kong. Furthermore, consideration was being given to the review of the population policy.

- (iii) Concerns had been raised during the Stage 1 and Stage 2 PE of the Study on the impact of the proposed NENT NDAs project on agricultural activities in NENT. According to a site survey conducted by the consultant for the Study, about 22 ha of land currently under active cultivation would be affected by the proposed project. It was proposed under the RODPs for the NENT NDAs that some 37 ha of land in the core area of Long Valley be designated as a Nature Park where, under the Government's management, wet agriculture practices could be allowed. In addition, two pieces of land to the north and the south of the Nature Park (about 45 ha) and a piece of land in Fu Tei Au in the Fanling North NDA (about 9 ha) would be maintained as "Agriculture" zones, in which the existing farming practices could continue.
- (iv) Among the 3 280 ha of land which were currently zoned "Agriculture" on statutory town plans, only 730 ha was under active cultivation. To assist affected farmers to continue their agricultural practices, the Agriculture, Fisheries and Conservation Department ("AFCD") would actively identify land suitable for agricultural rehabilitation in the vicinity of the proposed NDAs and help line up interested farmers with concerned land-owners to discuss rental arrangements. The Development Bureau ("DEVB") would relay to AFCD the request of deputations and members about the need to strengthen such assistance.
- (v) As regards urban planning and design, consideration would be given to some deputations' suggestions on strengthening pedestrian connectivity, providing more cycle tracks, increasing development intensity in suitable locations and allowing building height variations.
- (vi) According to the preliminary findings of the consultant, about 1 700 households would be affected by the proposed project. To cater for the demand of the affected residents for local

rehousing, the Administration had reserved a site of about 3.2 ha in the Kwu Tung North NDA for public housing development, which would provide about 2 400 PRH units and was expected to complete around 2022.

- (vii) The Administration was reviewing the existing compensation and rehousing arrangements for clearerees affected by public works projects. The review was expected to complete by 2013.
- (viii) Under the RODPs for the NENT NDAs, the public-to-private housing ratio was proposed to be 43:57. In light of the public views collected in the Stage 3 PE suggesting the increase of public housing units, including both PRH and subsidized housing units, the Administration was conducting a review on the aforesaid ratio as well as the proportion of land to be allocated to the two types of housing development in the proposed NDAs.
- (ix) Given the guiding direction proposed in the "Hong Kong Moving Ahead: A Transport Strategy for the Future" that railways should form the backbone of the passenger transport system in Hong Kong, railway would be the main carrier under the external public transport strategy for the Kwu Tung North NDA. To reduce the transportation need of residents, high-density residential zones would be centred within 500 metres of the service area of the proposed Kwu Tung North railway station.
- (x) The Administration so far had not conducted any technical studies with respect to the area currently used by the Fanling Golf Course and hence could not ascertain the development potential of the site at the juncture. Taking into account that the distance between Fanling Golf Course and the proposed Kwu Tung North railway station was long and a considerable number of studies and assessments had already been conducted on NENT NDAs, the Administration did not consider that development of the golf course site could be a substitute for NENT NDAs.

85. The Deputy Chairman urged the Administration to adopt an open mind to the suggestion of resuming part of the land currently used as the

Fanling Golf Course for housing development and to consider the views of deputations and Panel members on the suggestion seriously.

*(The Deputy Chairman ordered a lunch break.)*

*(The meeting resumed at 2:30 pm.)*

### Session Three

86. The Deputy Chairman welcomed the deputations to the meeting and reminded them 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

#### 關注基層住屋聯席

87. Ms CHAN Hoi-chi, 關注基層住屋聯席組織幹事, said that some members of her organization were grassroot-level people who lived in sub-divided flats and had been waiting for allocation of PRH units for a long time. They considered it unacceptable to destroy others' homes and farmland in order to develop public housing. The Administration was using housing problems as an excuse to resume the villagers' homes and farmland in NENT. She said that the proposed proportion of public housing in NENT NDAs was relatively small, so the project could not address the housing demand of people at the grassroot level. It was also not fair to move these people to PRH units in remote areas in NENT because they could not afford the high transportation expenses. 關注基層住屋聯席 demanded that public housing be provided in the urban areas. Alternatively, consideration could be given to developing the Fanling Golf Course for public housing, which would obviate the need for undertaking the NENT NDAs project.

#### Liberal Party

88. Mr Harris YEUNG, District Officer, Liberal Party, said that the Liberal Party supported the NENT NDAs project as the lack of land supply in Hong Kong had led to acute housing shortage and high property prices. The Study had been carried out for a long time and any withdrawal of the project would only stall the development of Hong Kong. To make the implementation of the proposed project successful, it was imperative that

adequate ancillary facilities and a railway network be provided and the HKPHKP policy would apply to at least half of the private housing units. He also stressed that before taking any land clearance action, the Administration should provide reasonable compensation and necessary assistance to the affected residents.

*吉秋爽女士*

89. Ms 吉秋爽 said that this was her first time attending a Lego Panel meeting. She opined that the meeting should be conducted in an interactive way. The Administration should respond immediately after one deputation had given his/her views. She also expressed concern that the speaking time for each deputation was insufficient.

*Hong Kong Forced-Planning Action Group  
(LC Paper No. CB(1)255/12-13(06))*

90. Mr CHAN Kim-ching of Hong Kong Forced-Planning Action Group expressed disappointment that SDEV did not attend the meeting to listen to public views on the NENT NDA proposal. As pointed out by other deputations, NENT NDAs was a project for the integration of Hong Kong and Shenzhen. In this context, the public officers attending the meeting, being technocrats, might not be in a position to answer deputations' and members' questions because they might be related to national policies. He objected to the zoning of 1 200 ha of Government land in the NTs for use as "Village-type Development", i.e. for IVs to build NT small houses.

*CUAgro*

91. Mr LAU Hoi-lung, Founding Member, CUAgro, said that CUAgro was formed by a group of university students who were supportive of local farming. Farming could solve the food waste problem by recycling the waste into fertilizers. If all the 4 000 ha of abandoned farmland were put into productive farming, this would provide 30% to 40% of the vegetables consumed locally. While most of the food consumed by Hong Kong people was imported from China, according to some studies, 10% of the farmland in China was polluted and there were many people in China who were undernourished. To lessen the dependency on imported food from China, one solution was to develop local farming. He urged the Administration to keep and develop the farmland in NENT, which was a major source of local agricultural produce.



*溫凱盈女士*

92. Ms 溫凱盈, resident of Ping Che, said that the submission of TKLDRC did not represent the views of the affected non-IVs in Ta Kwu Ling. She held the view that the Administration had not responded to the queries and concerns raised by deputations at the two special meetings held by the Panel to receive public views on the proposed project. She requested that the special meetings be re-conducted so that SDEV would attend the meetings to listen and respond to deputations' views. As regards the TV API on the NDAs project, she asked the Administration to stop broadcasting it as it was misleading and one-sided, without informing the public that villagers' homes would be demolished.

*粉嶺北農村及居民聯席*

93. Ms CHO Kai-kai, Member, 粉嶺北農村及居民聯席, said that CE had made use of the NENT NDAs project and the housing problem to create conflicts among Hong Kong people. In her views, the housing problem in Hong Kong was created by the uneven distribution of housing, not by the lack of supply, as there were around 200 000 vacant flats in the territory. The housing problem was aggravated by the withdrawal of rent control years ago. She was opposed to the NENT NDAs proposal. The proposed development in NENT had no justifications as the population growth rate had been lower than originally forecast. She demanded no clearance, no removal of her village and that the Administration should withdraw the NENT NDAs project.

*Mapopo Community Farm*

94. Ms AU Hei-man, Member, Mapopo Community Farm, said that she was a villager of Ma Shi Po Village and was opposed to the NENT NDAs proposal. Some developers had started to acquire land lots in NENT since the announcement of the proposal and forced villagers to move out. However, the Administration had not offered any help to these villagers. She believed there was collusion between the Government and property developers. Some developers had even polluted the water sources to make farming difficult. The proposed project would only benefit developers but not Hong Kong people. As the farms in NENT could help solve the food waste problem by turning the waste into fertilizers, as well as provide vegetables for local consumption, the Administration should help develop the agriculture industry in NENT. It should adopt a people-oriented approach to implementing any development plan. No villagers' homes

should be removed in the name of development. She demanded no removal, no demolition of her village and withdrawal of the NENT NDAs project.

*馬屎埔村村民陳仕榮先生*

95. Mr 陳仕榮, resident of Ma Shi Po Village, opined that farmland in NENT supported the sustainable development of the local agriculture industry, which could help solve the food waste problem, thus reducing the burden on the landfills. He held the view that the Administration only considered the interests of property developers in planning the NENT NDAs project. The TV API on the project was intended for brainwashing. He queried why the Administration had not produced publicity or education materials about the harmful effect of the chemicals in the food imported from the Mainland.

*馬屎埔村村民容健生先生*

96. Mr 容健生, resident of Ma Shi Po Village, was opposed to the NENT NDAs proposal. He said that the villagers only wished to live a simple and stable life in the village. However, their homes would be demolished because of the proposed project. He was concerned about the rehousing arrangements for the affected villagers. The Administration's planning had not considered their situations. Some villagers had been forced to move out but no protection or assistance had been offered by the Administration.

*馬屎埔村村民黃淑慧女士*

97. Ms 黃淑慧, resident of Ma Shi Po Village and member of the Mapopo Community Farm, expressed opposition to the implementation of the NENT NDAs project. The Mapopo Community Farm had been set up to support the local organic farming industry in view of Hong Kong's over-dependency on vegetables imported from China and overseas, which were grown in a non-environmentally friendly way. She said that many villagers of Ma Shi Po had been forced to move out by developers who had acquired land in the village after the announcement of the NENT NDAs proposal. She invited Panel members and relevant public officers to visit the villages in NENT to gather first-hand information about the difficulties that villagers faced. She demanded no removal, no demolition of her village and withdrawal of the NENT NDAs project.

*馬屎埔村村民潘偉德先生*

98. Mr 潘偉德 said that he was a villager affected by the NENT NDAs proposal. He observed that there was a great discrepancy between the rich and the poor in Hong Kong and the Administration's development plans would only benefit the rich at the expense of those who wanted to live on their own. He considered that the residents in the NT had long been ignored by the Administration. In the past, there had been a good relationship between the land-owners and the villagers who rented the former's land for farming and accommodation. After the Administration had announced the NENT NDAs proposal, there were conflicts between the land-owners and the villagers as the former had stopped leasing their land pending land resumption. A lot of farmland in NENT had been abandoned due to this reason. He was opposed to the proposal. He demanded no demolition, no removal of his village and the Administration should withdraw the NENT NDAs project.

*馬屎埔村村民葉子喬女士*

99. Ms 葉子喬 relayed a story to highlight the importance of communication with an open heart. She asked those who were in support of the NDAs proposal to reconsider why it was justified. In her view, the proposed project would destroy the sustainable development of Hong Kong. Hong Kong's overall interests would be compromised. She urged the IVs of NENT to protect the land that they inherited from their ancestors. She demanded no removal, no demolition of her village and withdrawal of the NENT NDAs project.

*馬屎埔村農夫區流根先生*

100. Mr 區流根, a Ma Shi Po villager, expressed objection to the proposed NENT NDAs project. He said, as a farmer, he had a special affiliation to his farmland and his home. Three generations of his family had been living and farming in the village for many years. He was concerned that he would lose his home if the proposed project was to proceed and queried whether any acceptable resite arrangement would be made for him. The Administration's proposal to resite their farms in Fu Tei Au or Long Valley was not practical as there were already farming activities in those areas. He queried if the Administration would require the farmers working there to make way for those from Ma Shi Po. He opined that the Administration's proposal paid no regard to the preference of the existing residents in NENT. He demanded no removal, no demolition of his village and withdrawal of the NENT NDAs project.

馬屎埔村農夫鍾智豪先生

101. Mr 鍾智豪 said that the Administration's NENT NDAs proposal had not considered the living of the villagers in the affected areas. The farmers in the villages had spent a lot of time nurturing the farmland and their homes. The social networks among the neighbourhoods were firm. In his opinion, the proposed NENT NDAs project was in essence a property development project. He demanded no removal, no demolition of his village and withdrawal of the NENT NDAs project.

曾繁康先生

102. Mr 曾繁康 said that the Administration had not listened to the views of the residents to be affected by the NDAs proposal and was not sincere in addressing villagers' requests and concerns. He queried whether the proposed NDAs were developed for Hong Kong people. Consultation on the NDAs proposal was grossly insufficient. The Administration's consultation targets were mainly Heung Yee Kuk, Rural Committees, District Councils and IVs. Many non-IVs to be affected by the proposed project had been left out in the consultation exercises. He urged the Administration to respond to the villagers' concerns and asked Panel members to offer assistance.

蘇永銳先生

103. Mr 蘇永銳, resident of Ping Che, was opposed to the proposed project. He queried why the Liberal Party supported the project and whether the Party was fully aware of the proposed planning parameters and details. In response, Mr Harris YEUNG, District Officer, Liberal Party, said that the Liberal Party would support the project provided that at least 50% of the housing units to be supplied would be public housing.

*石湖新村村民葉義榮先生*

104. Mr 葉義榮 said that his family had lived in Shek Wu San Tsuen since the 1950's. He and his family had a strong tie to the village. Despite that the location of the village was remote and the external transportation was inconvenient, he still enjoyed very much the rural lifestyle. He was opposed to the NENT NDAs proposal. He considered the TV API on NENT NDAs misleading as it had not informed the public that there were villagers already living in the areas. The Administration should consider developing vacant land before clearing existing villages for the development of NENT. He demanded the withdrawal of the NENT NDAs proposal.

*虎地坳村村民李木元先生*

105. Mr 李木元 said that his family of three generations had been living in Fu Tei Au Village for a long time. He was opposed to the proposal of relocating the Hong Kong Police driving training complex and weapon training fields to Fu Tei Au as the natural environment in Fu Tei Au would be adversely affected by the relocation. He demanded no clearance for his village.

*虎地坳村村民梁桂明先生*

106. Mr 梁桂明 said that there was collusion between the Government and property developers as the land in Fu Tei Au had been designated for the relocation of Hong Kong Police driving training complex. Upon the relocation, the original driving complex could then be used for private property development. If the proposal was to be implemented, the elderly and the farmers in Fu Tei Au would be forced to move out from their homes. The agriculture industry in NENT would also be adversely affected. The Administration should note that farming could be a way out for food waste. If there were no agricultural activities in Hong Kong, the food consumed by Hong Kong people would have to depend entirely on imports from the Mainland and overseas. The prices of food would fluctuate with the supply, which would cause an impact on the livelihood of Hong Kong people.

*理工大學應用社會科學系會*

107. Ms 陳淑美, 理工大學應用社會科學系會成員, said that the Administration did not attach any importance to the views of villagers in

NENT as no consultation had been conducted with them. Villagers had been forced to leave their homes due to the acquisition of land in NENT by developers but the Administration had not taken any action. In her view, the Administration had not made it clear whether the objective of the NENT NDAs project was integration of Hong Kong and Shenzhen or provision of housing for Hong Kong people. For any development proposal, a balanced development should be pursued taking into account the views of all stakeholders. She urged that the proposal be shelved.

*開誠佈公監察組*

108. (The deputation had left before he presented his views.)

*Mr CHAN Chi-wai*

*(LC Paper No. CB(1)255/12-13(07))*

109. Mr CHAN Chi-wai, resident of Fanling, said that although he took a long time to travel to work every day, he was fond of the living environment in Fanling. He believed that urban and rural living environment should be allowed to co-exist in Hong Kong. He queried if the Administration had consulted the residents in the North District on the NENT NDAs proposal, in particular about providing large shopping malls, which would completely change the local characteristics of the district. He criticized the Administration for broadcasting the TV API on NENT NDAs, which only served to help officials complete their mission but had wasted the air time which should have been used on giving useful advice to the public. CE had invited the public to point out to the Administration whether there were suitable sites, other than the proposed NENT NDAs, for large-scale housing development. He called on the Administration to follow up this invitation of CE.

*Mr CHAN Kwong-ki*

110. Mr CHAN Kwong-ki said that the Administration should formulate other alternatives to the proposed project and launch a new round of consultations. To address the pressing housing problem, the Administration could consider other measures, such as redevelopment of old urban areas, old public housing estates and development of outlying islands. It was estimated that the land banks of private developers and the MTR Corporation Limited ("MTRCL") could provide around 91 000 residential units. Given the remoteness of Kwu Tung and Ping Che, he expressed doubt on whether people living outside these areas would be willing to travel to

work there. Taking in view that the special industries in the proposed NDAs would require a workforce with certain qualifications which might not be possessed by the future residents, who would mostly be people at the grassroot level, he was concerned that there might be a mismatch between the demand and supply of job opportunities in the NDAs.

*攸潭美村村民關注組*

111. Mr 周貴賢, 攸潭美村村民關注組成員, said that he was a resident of Yau Tam Mei Tsuen ("YTMT"), Yuen Long. With the construction works of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link ("XRL") commenced in YTMT in mid-2011, a lot of problems had emerged in the village, including cracks in houses, loss of groundwater leading to descended water levels of wells, and insufficient water recharge affecting the farms. Residents of the village had discussed the problems with MTRCL but to no avail. The Administration failed to offer any help on the matter. MTRCL had asked the residents to find a loss adjuster to ascertain whether the damages had been caused by the construction works of XRL. However, this suggestion was not practicable to the residents. He hoped that LegCo Members could help them resolve the problems expeditiously.

*攸潭美村村民張好女士*

112. Ms 張好, resident of YTMT, said that after MTRCL had commenced XRL works at the village, cracks appeared in her house and the water level of wells in the village had dropped. This had a grave impact on her livelihood as there was no water for irrigating the farmland. XRL works had also polluted the river. MTRCL disclaimed any responsibility. She had sought assistance from various Government departments but to no avail. She asked LegCo Members to offer assistance.

*攸潭美村村民吳達源先生*

113. Mr 吳達源 said that the Administration had only consulted the rural committee but not the affected villagers on XRL works in 2008 before the works commenced. XRL works had released effluent from their works sites and polluted the river. He was disappointed that relevant Government departments had not monitored the works of XRL contractors properly. The river was an important source of water for irrigating the farmland and recharging the water in the koi fish farms. He hoped that LegCo Members could help residents of YTMT resolve the problems.

Discussion

114. Ms Emily LAU thanked the deputations for attending the special meeting to give views on NENT NDAs. She said that she, on behalf of the Democratic Party, had moved a motion at the Council meeting of 24 October 2012 urging the Administration to withdraw the NENT NDAs proposal but the motion had been negatived. She urged deputations and residents to continue to voice out their views and concerns on the proposed project; and the Administration to listen carefully to their views in planning the way forward. She asked the Administration to consider some deputations' proposal of developing part of the Fanling Golf Course for the provision of public housing, which might obviate the need for developing the three NDAs. She asked Mr 容健生 what the Administration could do to assist residents who were being forced to leave their homes due to land acquisition by developers or land resumption by land-owners. In response, Mr 容健生 urged the Administration to visit the villages affected by the NENT NDAs proposal as soon as possible to conduct a survey to find out who resided in the villages and who had been asked to leave by land-owners. The latter group of residents needed protection and assistance. Some of them might not be eligible for public housing but they could neither afford private housing in other areas.

115. Dr Fernando CHEUNG asked whether SDEV and the Administration would communicate directly with the affected villagers to understand their concerns and problems. He was disappointed that while Panel members were keen to help the villagers, the Administration had not responded to their queries and concerns raised at the meeting. Although the NDAs proposal was still in the drawing board, many villagers had already been affected and were forced to leave their homes. He had proposed a motion about withdrawing the NDAs proposal and hoped that it could be dealt with in the current session of the meeting. As regards the motion proposed by Dr CHEUNG, Ms Emily LAU considered that the Panel should first finish the four view-receiving sessions before dealing with the motion. She expressed concern that the next session of the meeting might be delayed if the Panel would deal with the proposed motion in the current session. Mr Gary FAN and Dr Kenneth CHAN held the view that the motion should be dealt with as soon as possible.

116. In response to the enquiries of Mr CHAN Chi-chuen and Mr LEUNG Kwok-hung on the handling of the motion, the Deputy Chairman said that the motion would be dealt with in the next session.



117. Deputy Secretary for Development (Planning and Lands)1 ("DS/DEV(P&L)1") said that the Administration would continue to listen to the views of the villagers and the public on the NENT NDAs proposal even though the Stage 3 PE had been completed. As regards the attendance of public officers for the meeting, he advised that SDEV had a previous engagement and PS/DEV(P&L) had another meeting in the afternoon. He would convey Dr CHEUNG's request about direct communication with affected residents to SDEV.

118. Mr LEUNG Kwok-hung said that MTRCL had not addressed the concerns and problems of the residents of YTMT. To ask the residents to commission an expert to prove that the cracks in their houses and the problems with the groundwater level were caused by the construction of XRL was to put them in a difficult position. He requested that SDEV should meet with these residents and to offer assistance as appropriate. He opined that the incident in YTMT had an implication on the proposed NENT NDAs project. In response, DS/DEV(P&L)1 said that as the issue of XRL was outside the purview of DEVB, he would convey Mr LEUNG's request to the Transport and Housing Bureau ("THB").

119. Mr Gary FAN pointed out that the Administration had stated earlier that it was willing to communicate with all stakeholders and listen to their comments on the NDAs proposal. Since SDEV had not attended the Panel's special meetings on 8 and 15 December 2012, he urged that SDEV should go to NENT to meet with affected residents in person to understand their concerns. While the Administration denied that the proposed project aimed at achieving "Shenzhen-Hong Kong integration", he pointed out that in the Administration's paper on the Stage 2 PE, it was stated that development of the NDAs should be coordinated with the long-term development of the Pearl River Delta and integrated with the development of Shenzhen. He sought clarification from the Administration on this matter. He suggested that affected residents and other deputations should continue to voice out their views so as to exert pressure on the Administration to withdraw the proposal.

120. Dr Kenneth CHAN sought the Administration's response about the strong objections against the NDAs proposal. He considered that the Administration should admit that its consultation exercises on the proposal were grossly inadequate.

121. Mr CHAN Chi-chuen asked whether the Administration would stop broadcasting the TV API on the NENT NDAs proposal. In reply, DS/DEV(P&L)1 said that the TV API aimed at raising public awareness about the proposal and its objectives, as there were misunderstanding about them. It served to inform the public that the proposed NENT NDAs would be Hong Kong people's new towns, which were planned and developed for meeting the long-term housing demand in Hong Kong, and also for providing employment opportunities.

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

*(The meeting resumed at 4:45 pm.)*

#### Session 4

#### Motion proposed by Dr Fernando CHEUNG

122. Dr Fernando CHEUNG moved the following motion --

"鑒於「新界東北發展計劃」是一個不公義、偏袒財團並且不尊重當區村民及農民的計劃，本事務委員會促請政府撤銷此計劃，立即停止在大眾傳媒進行誤導性的宣傳，並應制訂農業政策，保護農地和發展本地農業。"

(Translation)

"Given that the proposal on the North East New Territories New Development Areas is unjust, tilting in favour of consortia and has failed to respect the local villagers and farmers, this Panel urges the Government to withdraw this proposal and immediately stop the misleading media campaign concerned and formulate agricultural policies to protect local farmland and develop local agriculture."

123. The Deputy Chairman ruled that the motion was directly related to the agenda item under discussion and invited members present to consider whether the motion should be proceeded with. Members agreed to proceed with the motion and put it to vote. Out of the 10 members present at the time, eight voted for the motion and no members voted against it. The Deputy Chairman declared that the motion was carried.

*(Post-meeting note: The wording of the motion and the Administration's response was circulated to members on*

17 December 2012 vide LC Paper No. CB(1)326/12-13(01) and on 14 January 2013 vide LC Paper No. CB(1)412/12-13(01) respectively.)

Presentation by deputations

124. The Deputy Chairman welcomed the deputations to the meeting and reminded them 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.

*攸潭美村村民劉錦威先生*

125. Mr 劉錦威 said that he was opposed to the NENT NDAs proposal as he was worried that the residents of NENT would have the same problems as those faced by YTMT villagers. His house in YTMT had been demolished without warning and the police had not taken any action. Similar to some NENT residents who were not consulted on the NENT NDAs project, villagers of YTMT had not been informed by the village representatives about how the works of XRL would affect them. The village representatives had neither helped villagers solve the problems. He was against the NDAs project as a thorough consultation had not been conducted. He asked public officers present at the meeting to convey his request to SDEV that SDEV should meet YTMT villagers face-to-face.

*攸潭美村村民李聯珍女士*

126. Ms 李聯珍 said that she was opposed to the NENT NDAs project as it would affect the living environment and livelihood of villagers in the concerned areas. Being an YTMT resident, she was worried that the problems that had occurred in her village would repeat in NENT, if the NDAs proposal would go ahead. She operated a koi fish farm in YTMT. The quality of the water in her fish farm had been very good until the commencement of Phase 1 of the XRL project. The water level of the well for her fish farm had dropped significantly. The normal operation of the farm had been affected and she was facing the possibility of closure of the farm. She had met with MTRCL and its works contractor, but they had not responded positively. They had only asked her to find a loss adjuster to support her claim. She requested the Administration to render assistance to residents of YTMT.

*攸潭美村村民劉兆忠先生*

127. Mr 劉兆忠, resident of YTMT and operator of a fish farm, said that the works of XRL had caused noise pollution, cracks in the houses in YTMT and changes in the water levels of the wells in the village. The residents had held a number of meetings with the XRL contractor but the latter had not taken any positive action to solve the problems. He was not against the XRL project but the XRL construction works had serious impact on the living and farming business of residents of YTMT. The Administration and MTRCL had not assisted the residents in this matter. He was disappointed with the Administration and urged LegCo Members to help the residents.

*攸潭美村村民王小萍女士*

128. Ms 王小萍, resident of YTMT, said that she was against the proposed NENT NDAs project. She had a very difficult time since underground tunneling works for XRL had commenced in her village. The works had caused her well to dry up and she had no water to irrigate her farmland. She could not earn a living and might have to apply for social welfare assistance. She hoped that LegCo Members could help her solve the problems with the well water.

*攸潭美村村民羅新章先生*

129. Mr 羅新章, resident of YTMT, said that he was opposed to the NENT NDAs proposal. Since XRL works had commenced in YTMT in 2011, the village had been facing a number of problems: cracks appeared in the houses; the water levels of the wells in the village had dropped considerably, leading to shortage and pollution of water for the fish farms and farmland. The problems that the villages faced might happen at NENT if the proposed NDAs project proceeded. He hoped that LegCo Members would help YTMT residents solve their problems.

*攸潭美村村民鄧笑群女士*

130. Ms 鄧笑群, resident of YTMT, said that she was opposed to the proposed NDAs project. She complained that the tunneling works for the construction of XRL had caused a drop in the water levels of the wells in YTMT, cracks in the houses and pollution of the water. A stone pillar at the front of her house was going to fall down. Should this happen, family members and passers-by might be hurt. Although the XRL contractor had

undertaken to carry out rectification works for her house, it had taken no action so far.

*攸潭美村村民馮仕強先生*

131. Mr 馮仕強 said he was opposed to the NENT NDAs proposal. He had set up a koi fish farm in YTMT and invested heavily to dig two wells for the farm. Starting from mid-2012, the water levels of the two wells had been dropping. He had discussed the matter with the XRL contractor, who denied that the problems had been caused by the works of XRL. However, the contractor subsequently said that the works might affect the water levels of the wells located within 300 metres of the works site. At present, only one-third of the works for the construction of XRL in YTMT had been completed and he had already suffered loss. He was worried that at a later stage of the works, there would be no more groundwater for him to maintain his fish farm. He requested the Administration to address the problems of YTMT residents.

*馬田壘村民關注組*

132. Mr 陳偉明 of 馬田壘村民關注組 expressed his opposition to the NENT NDAs project, which would involve resumption of farmland and demolition of villagers' homes. He ran a fruit farm of 20 000 square feet in Ma Tin Pok. He was forced to abandon the farm soon because the Town Planning Board had approved of a development plan on the farmland. He was concerned about the livelihood of himself and his family when he could no longer grow fruit in the village. He said that farming activities were essential to the maintenance of a green environment and improvement to the air quality.

*Lingnan University Students' Union*

133. Ms 何潔泓, 外務副會長, Lingnan University Students' Union, said that according to the National 12<sup>th</sup> five-year plan, a boundary control point would be provided in Liantang. She considered there were reasons to believe that luxury housing would be developed at the proposed NENT NDAs, which were close to Liantang. In her view, the Administration's resumption of farmland for housing development would only benefit the capitalists. The consultation on the proposed project was inadequate, as the affected villagers were only aware of the project a very late stage. The Administration had not addressed the concerns expressed by the villagers during the PE exercises. If the proposal would go ahead, it was a top-down decision. Regarding the housing mix under

the Administration's plan, it was unacceptable that only 20% of the housing land in the proposed NDAs would be used for developing public housing. She had doubt on whether the proposed NDAs were developed for Hong Kong people, and requested that the project be withdrawn.

*The Student Union of the Chinese University of Hong Kong*

134. Mr 林少傑, 常務幹事, the Student Union of the Chinese University of Hong Kong, queried what the objectives of the NENT NDAs proposal were. Although the Administration had recently said that the objective of developing NENT was to build a new town for Hong Kong people, CE had said that NENT could be developed into a special zone where visa-free entry of Mainlanders could be allowed so to facilitate Shenzhen-Hong Kong integration. It was hard to believe that the project was not a political mission. The proposed low-density housing development in the NDAs would not help mitigate the housing shortage problem. To enhance housing supply, he suggested that the Administration should first develop the idle land lots. The Administration's resumption of land in NENT with public money would only benefit the developers and IVs. He believed that the proposed project was a collusion between the Government and developers and requested that the project be withdrawn.

*唐頌欣*

135. Ms 唐頌欣 said that over-development should be stopped. As there were other sites suitable for housing development in Hong Kong to help address the housing problem, she held the view that the Administration should not develop NENT. As 80% of the housing land in the proposed NDAs would be used for developing private luxury housing, the project would not help solve the housing shortage problem. The Administration had taken a top-down approach to development instead of adopting an open attitude to different views. She opposed the NENT NDAs project and asked the Administration to withdraw it.

*Mr LAM Kam-kwai, Ta Kwu Ling Ha Shan Kai Wat Village Representative (LC Paper No. CB(1)255/12-13(09))*

136. Mr LAM Kam-kwai, Ta Kwu Ling Ha Shan Kai Wat Village Representative, said that his views were made on behalf of the residents of Sheung Shan Kai Wat Village and Ha Shan Kai Wat Village. He welcomed the development of special industries at Ping Che/Ta Kwu Ling under the NENT NDAs proposal in view of the job opportunities to be created but was concerned that not much information about the industries was available. He said that the proposed housing development in Ta Kwu Ling under the RODPs would cause adverse impact on the environment and air ventilation in his village. He called on the Administration to improve the land planning of the areas around his village to allow the construction of NT small houses, which should match up with the proposed housing development in the Ping Che/Ta Kwu Ling NDA. He also suggested that vehicular roads could all be constructed underground in the proposed Ping Che/Ta Kwu Ling NDA, whereas the above-ground spaces could be reserved for pedestrians and cyclists. Since the NENT NDAs project would put land resources into more effective use and create a new environment for Ping Che/Ta Kwu Ling, he requested the Administration to expedite the implementation. It was important that the public could give views, no matter supporting or opposing, on the project.

*Mr Timothy CHENG  
(LC Paper No. CB(1)255/12-13(08))*

137. Mr Timothy CHENG said that the development of Hong Kong was too much focused on properties and finance, with other industries being ignored. By implementing the NENT NDAs project, the Administration would destroy the farmland in NENT and the agricultural industry. If new PRH developments were to be provided at the proposed NDAs, the social problems in remote new towns such as Tin Shui Wai and Tung Chung would likely repeat. He was also concerned about the mismatch between the manpower supply and the job opportunities in the proposed NDAs. If the residents at public housing estates in the future NENT NDAs had to travel to other districts for work, they would have to pay high transportation fees. He queried why the Administration did not make use of the developable sites in the urban areas to provide public housing to benefit the grassroot-level people but only sold them for developing luxury properties. He had no trust in the Administration's claim that the NENT NDAs were not developed for rich Mainlanders.

## Discussion

### *General issues*

138. Dr KWOK Ka-ki said the Administration had advised that the cost for resumption of land for developing the proposed NENT NDAs would be near \$40 billion. He believed most of the amount, coming from the public purse, would go to the pockets of IVs and developers. Together with the public perception that the objective of developing the proposed NDAs was to provide a backyard for rich Mainlanders, if the Administration insisted on implementing the project without addressing the non-IV's concerns, the resistance was bound to be huge. He asked when SDEV or other public officers would visit the affected villages and listen to the views of the residents.

139. DS/DEV(P&L)1 said that the Administration would carefully study and consider the views expressed by the deputations at the two special meetings, alongside with those received during the Stage 3 PE. The Administration had met the affected residents to listen to their views and would continue to do so. He noted members' request for SDEV to meet with the residents in NENT.

### *Agricultural policy*

140. Noting that a number of deputations had expressed concerns that the implementation of the proposed NDAs project would change their way of living and affect their agricultural practices, Miss Alice MAK enquired about the Administration's policies on agricultural development and how it would address these concerns. She was worried that local industries such as farming would be marginalized. She also pointed out that the development of new towns should be carried out in an organic approach, incorporating the local characteristics of each place, instead of adopting uniform and moulded planning.

141. DS/DEV(P&L)1 advised that according to a site survey conducted by the consultant for the Study, there were about 55 ha of land in the proposed NDAs under active cultivation, of which some 22 ha would be affected. The Long Valley Nature Park would provide around 37 ha of farmland. Two pieces of land to the north and the south of the proposed Nature Park and a piece of land in Fu Tei Au in the Fanling North NDA would be maintained as "Agriculture" zones, providing 54 ha of agricultural land, on which existing farming practices could continue. As regards the



agricultural resite policy, DEVB would liaise with AFCD to locate suitable farmland for the affected farmers so that they could continue their agricultural practices.

142. Dr Fernando CHEUNG said that the motion passed by the Panel at the beginning of the session had clearly expressed the request that the Administration should withdraw the NENT NDAs proposal. He queried whether there would be sufficient farmland out of the 91 ha of land mentioned by DS/DEV(P&L)1 for the affected farmers to continue agricultural activities. He had been informed that the land was being used for various purposes, including farming, fish ponds, squatter huts, open storage space and waste recycling yards. He asked the Administration for a breakdown on these 91 ha of land by their existing uses. He also sought the Administration's undertaking that all the requests of the affected farmers in NENT who opted for agricultural rehabilitation would be accommodated, given that more than 200 applicants were on the queue for AFCD's agricultural rehabilitation scheme. Mr Gary FAN asked how the Administration would adjust its agricultural policy to meet the aspiration of the affected farmers for continuing their agricultural practices.

143. DS/DEV(P&L)1 advised that agricultural policy fell under the purview of the Food and Health Bureau ("FHB"). Although the 91 ha of land was currently used for various purposes, it was the Administration's plan to designate the areas for conservation and agricultural purposes. On the agricultural rehabilitation arrangements for individual farmers, once the proposed project proceeded to a stage involving the resite of farmland, the concerned Government departments would work with AFCD to offer assistance to concerned farmers. The Deputy Chairman requested that the Administration should provide information and figures about the existing uses of the 91 ha of land.

*(Post-meeting note: The Administration's response was circulated to members on 22 October 2013 vide LC Paper No. CB(1)124/13-14(01).)*

#### *Developing vacant land for housing*

144. Noting that there were possibilities that a site at the Queen's Hill in Fanling previously earmarked for self-financing post-secondary education development might be turned into a residential site, Dr KWOK Ka-ki urged the Administration to make it clear to the public how much vacant Government land was available for housing development in the territory. He opined that the Administration should first develop the vacant land before

considering NENT. CTP(S&R)/PlanD advised that the Administration had adopted a multi-pronged approach to increasing the supply of housing land to address the housing shortage. PlanD reviewed the use of each site from time to time taking into account the changing social environment and public needs. DS/DEV(P&L)1 added that the Administration had explained at various occasions, including answering a question raised at the Council meeting of 17 October 2012, about the amount of unleased or unallocated Government land in Hong Kong. Information on the land area analysis on such land under respective land use zonings with maps showing the concerned site boundaries had been uploaded onto DEVB's website for public information. Some of these sites were considered not suitable for development and some were too small or in irregular shapes not suitable for housing developments.

145. Mr LEUNG Kwok-hung said that SDEV should have attended the meeting to listen to public views on the NENT NDAs proposal. His absence showed that he attached little importance to public views and the Administration had already made a decision on developing NENT NDAs. He cautioned that, since the Administration ignored the objections to the proposal, it should bear the responsibility for causing the conflicts that would emerge in the process of the implementation of the proposal. He reiterated his view that the ratio of 20:80 for public-to-private housing in terms of allocation of land under the project could not address the public housing shortage problem.

146. DS/DEV(P&L)1 said that the proposal put forward during the Stage 3 PE for public-private housing mix was 43:57 in terms of number of units. During the Stage 3 PE, the Administration had received views on increasing the development intensity and the share of public housing, including PRH units and flats developed under the Home Ownership Scheme. The Administration considered that the share of public housing could be increased to more than 50%. It would try its best to identify suitable sites in the proposed NDAs to achieve the purpose.

#### *Construction works at Yau Tam Mei Tsuen*

147. Dr Kenneth CHAN was disappointed that SDEV had decided not to attend the meeting despite that he had returned to Hong Kong from Shanghai a few hours ago. As regards YTMT, he asked whether the Administration, being the largest shareholder of MTRCL, would require MTRCL to handle the various problems caused by the works of XRL to the village. Mr LEUNG Kwok-hung considered that the Administration should

assist the residents of YTMT in dealing with the problems caused by the construction of XRL. He expressed concern that the Administration would handle NENT residents in the same way as it had neglected the interests of YTMT residents.

148. DS/DEV(P&L)1 said that XRL was under the purview of THB and he had no information on the works of XRL in YTMT. He would convey members' requests to the THB.

149. Ms Emily LAU asked YTMT residents whether they had sought the assistance of LegCo Members before through the Public Complaints Office of the LegCo Secretariat on their case and, if they had, what the Administration's response was. Mr 劉兆忠 said that YTMT residents had already lodged a complaint with the Public Complaints Office and had met with three LegCo Members. Although the XRL works contractor had undertaken repair works for the affected village houses, the MTRCL did not admit the responsibilities for the loss of underground water and the cracks in the houses. He hoped that the XRL works contractor would restore the village to the condition before the commencement of the construction of XRL.

150. Ms Emily LAU said that LegCo should follow up the case with the Administration. Ms LAU and Dr Kenneth CHAN requested the Administration to provide a paper on the measures to be taken to address the problems faced by YTMT residents.

*(Post-meeting note: The Administration's response was circulated to members on 3 January 2013 vide LC Paper No. CB(1)374/12-13(01).)*

151. Mr LEUNG Kwok-hung said that both SDEV and the Secretary for Transport and Housing should take up the responsibilities for rectifying the problems in YTMT. The Administration, as the largest shareholder of MTRCL, should not allow MTRCL and the XRL works contractor to treat the villagers unfairly. It should ensure that MTRCL would keep close communication with the villagers and resolve their problems promptly.

152. Dr KWOK Ka-ki was sympathetic with YTMT residents. He asked if the Civil Engineering and Development Department ("CEDD") had conducted any studies on the impact of the works of XRL. Acting Chief Engineer/Project Division 2 (New Territories North & West), CEDD ("Acting CE/P2(NTN&W)/CEDD") said that as the XRL project was not

under the purview of CEDD, he did not have relevant information on the consultancy studies for the project. DS/DEV(P&L)1 undertook to convey the views and concerns expressed by Panel members and deputations at the meeting on the situation in YTMT to the relevant bureau or department.

153. In response to Mr LEUNG Kwok-hung's enquiry, Acting CE/P2(NTN&W)/CEDD said that CEDD was responsible for issuing permits in relation to blasting works in tunnel construction and arranging the delivery of explosives. However, the alignment and implementation of XRL works did not fall within the purview of CEDD.

#### Concluding remarks

154. In concluding the discussion, the Deputy Chairman thanked the Administration and the deputations for attending the meeting. He asked the Administration to take into account the views of members and deputations expressed at the meeting when it planned the way forward for the proposed NENT NDAs project.

## **II Any other business**

155. There being no other business, the meeting ended at 6:15 pm.

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