

**立法會**  
**Legislative Council**

LC Paper No. CB(1)1322/17-18  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/DEV

**Panel on Development**

**Minutes of the special meeting held on  
Friday, 10 March 2017, at 9:00 am  
in Conference Room 1 of the Legislative Council Complex**

**Members present** : Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)  
Hon Abraham SHEK Lai-him, GBS, JP  
Hon WONG Ting-kwong, SBS, JP  
Hon CHAN Hak-kan, BBS, JP  
Hon CHAN Kin-por, BBS, JP  
Hon WONG Kwok-kin, SBS, JP  
Hon Mrs Regina IP LAU Suk-yee, GBS, JP  
Hon Paul TSE Wai-chun, JP  
Hon LEUNG Kwok-hung  
Hon Frankie YICK Chi-ming, JP  
Hon WU Chi-wai, MH  
Hon YIU Si-wing, BBS  
Hon Charles Peter MOK, JP  
Hon Alice MAK Mei-kuen, BBS, JP  
Dr Hon KWOK Ka-ki  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon Helena WONG Pik-wan  
Hon Alvin YEUNG  
Hon Andrew WAN Siu-kin  
Hon CHU Hoi-dick  
Dr Hon Junius HO Kwan-yiu, JP  
Hon LAM Cheuk-ting  
Hon Holden CHOW Ho-ding  
Hon SHIU Ka-chun  
Hon CHAN Chun-ying  
Hon HUI Chi-fung

Hon LAU Kwok-fan, MH  
Dr Hon CHENG Chung-tai  
Hon KWONG Chun-yu  
Dr Hon YIU Chung-yim

**Members attending** : Hon James TO Kun-sun  
Hon SHIU Ka-fai

**Members absent** : Hon Kenneth LAU Ip-keung, MH, JP (Deputy Chairman)  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon MA Fung-kwok, SBS, JP  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan, JP  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Kenneth LEUNG  
Hon KWOK Wai-keung  
Ir Dr Hon LO Wai-kwok, SBS, MH, JP  
Hon HO Kai-ming  
Hon Wilson OR Chong-shing, MH  
Hon Tanya CHAN  
Hon CHEUNG Kwok-kwan, JP  
Hon LUK Chung-hung  
Hon Jeremy TAM Man-ho  
Hon Nathan LAW Kwun-chung  
Dr Hon LAU Siu-lai

[According to the Judgment of the Court of First Instance of the High Court on 14 July 2017, LEUNG Kwok-hung, Nathan LAW Kwun-chung, YIU Chung-yim and LAU Siu-lai have been disqualified from assuming the office of a member of the Legislative Council, and have vacated the same since 12 October 2016, and are not entitled to act as a member of the Legislative Council.]

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

Mr Eric MA Siu-cheung, JP  
Secretary for Development

Miss Cheryl CHOW  
Principal Assistant Secretary for Development (Planning & Lands)<sup>2</sup>

Ms Phyllis LI Chi-miu, JP  
Deputy Director of Planning/Territorial

Miss Winnie LAU Bo-yee  
Chief Town Planner/Strategic Planning  
Planning Department

**Attendance by  
Invitation**

**: Session One**

Mr Paul ZIMMERMAN  
CEO  
Designing Hong Kong

Dr Thomas YAM Hin-bong

Ms LEUNG Sau-fun  
Chairlady  
Ocean View Residents' Right Association

Mr Vincent LAW  
Project Manager  
Greeners Action

Mr Howard CHAO  
召集人  
自由黨發展及建造業關注組

Mr TAM Po-yiu  
Hon Secretary  
Hong Kong Institute of Urban Design

Miss NG Ching-yan  
Community Organizer  
Tung Chung Community Development Alliance

Dr CHEN Chap-man

Mr YIP Kam-hung

Miss CHEUNG Ka-wai

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

Dr YU William  
CEO  
World Green Organization

Ms CHAU Chuen-heung, BBS, MH, JP  
Chairperson  
Outlying Islands Women Association

Mr LAU Hak-wah  
Chairman  
Lantau Development Alliance

Miss CHEUNG Sze-wing  
Vice-Chairperson  
Youth DAB

Mr CHIU Yan-loy  
社區幹事  
Labour Party

Mr SIN Ho-fai  
Executive Committee Member of the Civic Party  
(Policy Advocacy)

Mr LEE Ka-ho  
Representative of the New Territories West Branch  
The Youth Civic

Mr FU Ka-ho  
Member  
香港市民根本唔知2030+係乜東東關注組

Mr TSE Sai-kit  
Convener  
Save Lantau Alliance

Mr CHAN Tik-yiu  
Executive  
Public Transportation Think Tank of Hong Kong

黎煒棠先生

Member

Tseung Kwan O Community Research Society

陳國旗先生

副會長

New Territories Association of Societies

梁嘉銘女士

Mr TO Ka-lun

梁德明先生

**Session Two**

Ms WOO Ming-chuan

Conservation Officer

The Hong Kong Bird Watching Society

Mr LEUNG Kong-yui

Council Member

The Chartered Institute of Logistics and Transport  
in Hong Kong

Mr CHAN Kin-yip

Chairman

Federation of Hong Kong Agricultural Associations

楊上進先生

Representative

Hong Kong Fishermen Consortium

Mr CHAN Chung-ming

Conservation Officer, Local Biodiversity

WWF-Hong Kong

Sr Tony CHAN Tung-ngok

Member of Land Policy Panel

The Hong Kong Institute of Surveyors

Mr Sam YIP Kam-lung  
Convenor  
Island West Dynamic Movement

Mr LOONG Tsz-wai  
Community Relations Manager  
Clean Air Network

Mr Demen CHEUNG Kwok-wai  
Operation Manager  
New World First Ferry Services Limited

Ms WONG Wai-king  
Founder  
Tai O Culture Workshop

Mr TO Kai-yu

Ms Scarlett PONG Oi-lan  
Member  
Sha Tin District Council

Mr AU Kwok-kuen  
幹事  
土地維權中心

Mr FUNG Kam-lam  
Convenor  
Peng Chau Reclamation Concern Group

Mr Ryan IP Man-ki  
Researcher  
Our Hong Kong Foundation

Dr Charles LAM  
China Real Estate Chamber of Commerce Hong  
Kong International Chapter Limited

吳錦順先生  
會長  
九龍公共小型巴士潮籍工商聯誼會

Mr CHENG Keng-ieong  
District Councilor  
The Democratic Party

Mr CHIU Man-leong

樊熙泰先生  
主席  
香港環境保護協會

Mr LI Wing-kwong

Mr CHAN Kin-yip

Mr TSE Kiu-cheung

**Session Three**

Ms YU Ming-yin

Mr CHAN Yiu-kwong

Mr CHAN Man-hon  
Community Officer  
Office of Yu Tak Po, Yau Tsim Mong District  
Council Member

Mr SO Ping-kong

Miss NG Chun-wing

Mr LOUIE Him-hoi

Mr SZETO Pok-man

Miss Vann CHENG Yuk-kam

Mr William POWRIE  
Campaign Officer  
Ark Eden Foundation Ltd

Mr LAI Tim  
Council Member  
The Hong Kong Institution of Highways and  
Transportation

Mr TAM Hoi-pong  
Chief Executive  
Green Sense Hong Kong

Miss MA Ka-po

Mr Michael YUNG Ming-chau

陳珮明先生

Mr WONG Kwai-sang

**Clerk in attendance** : Ms Sharon CHUNG  
Chief Council Secretary (1)2

**Staff in attendance** : Miss Rita YUNG  
Senior Council Secretary (1)2

Ms Mandy LI  
Council Secretary (1)2

Ms Christina SHIU  
Legislative Assistant (1)2

Miss Joey LAW  
Clerical Assistant (1)2

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**I Receiving public views on Hong Kong 2030+: Towards a  
Planning Vision and Strategy Transcending 2030**

Meeting with deputations and the Administration

(LC Paper No. CB(1)51/16-17(07) — Administration's paper on  
Hong Kong 2030+: Towards  
a Planning Vision and



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LC Paper No. CB(1)51/16-17(08) — Strategy Transcending 2030  
Paper on Hong Kong 2030+:  
Towards a Planning Vision  
and Strategy Transcending  
2030 prepared by the  
Legislative Council  
Secretariat (Background  
brief)

***Submissions from deputations/individuals not attending the meeting***

(LC Paper No. CB(1)640/16-17(10) — Submission from  
Mr Stephen GARDNER  
(English version only)

LC Paper No. CB(1)640/16-17(13) Submission from Tuen Mun  
District Council (Chinese  
version only)

LC Paper No. CB(1)640/16-17(14) — Submission from  
Construction Industry  
Council (English version  
only)

LC Paper No. CB(1)640/16-17(15) — Submission from  
AsiaWorld-Expo (Chinese  
version only)

LC Paper No. CB(1)640/16-17(16) — Submission from Kathryn  
DAVIES (English version  
only)

LC Paper No. CB(1)659/16-17(05) — Submission from Ms Cherry  
WONG (Chinese version  
only)

LC Paper No. CB(1)659/16-17(07) — Submission from Mr Dennis  
CHOI (Chinese version  
only)

LC Paper No. CB(1)659/16-17(08) — Submission from The Hong  
Kong Institution of  
Engineers (English version  
only)

LC Paper No. CB(1)659/16-17(09) — Submission from Hong  
Kong Fahrer's Institute for  
visually impaired e.v.  
(Chinese version only)

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LC Paper No. CB(1)659/16-17(10) — Submission from Neighbourhood and Worker's Service Centre (Chinese version only)

LC Paper No. CB(1)659/16-17(11) — Submission from Green Lantau Association (English version only)

Members noted the above submissions from concerned organizations/individuals not attending the meeting, as well as the following submissions tabled at the meeting:

- (a) Submission from Ark Eden Foundation Ltd (English version only);
- (b) Submission from Outlying Islands Women Association (Chinese version only);
- (c) Submission from Youth DAB (Chinese version only); and
- (d) Submission from Democratic Alliance for the Betterment and Progress of Hong Kong (Chinese version only).

*(Post-meeting note: The submissions tabled at the meeting were circulated to members vide LC Papers Nos. CB(1)666/16-17(01), (02), (03) and (04) by email on 13 March 2017.)*

Meeting arrangements

2. The Chairman advised that the meeting would be conducted in three sessions with a 10-minute break between the first and the second sessions, and a lunch break between 12:50 pm and 2:15 pm. Each deputation/individual would be given three minutes to present their views.

**Session One**

Presentation of views by deputations/individuals

3. At the invitation of the Chairman, a total of 26 deputations/individuals presented their views on "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong

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2030+"). A summary of the views of these deputations/individuals was in the **Appendix**.

Response by the Administration

4. At the invitation of the Chairman, Secretary for Development ("SDEV") gave a consolidated response to the views expressed by deputations/individuals, as follows:

- (a) Hong Kong 2030+ aimed at examining the strategy and feasible options for the overall spatial planning, land and infrastructure development, and the shaping of the built and natural environment for Hong Kong beyond 2030. A conceptual spatial framework was proposed under Hong Kong 2030+ to translate the three building blocks (namely "Planning for a Liveable High-density City", "Embracing New Economic Challenges and Opportunities", and "Creating Capacity for Sustainable Growth") into spatial planning terms.
- (b) Taking into account the public views being collected during the six-month public engagement exercise, preferred spatial development option(s) would be formulated for further technical assessments. It was expected that the entire study on Hong Kong 2030+ would be completed in 2018. Proposals on individual development projects would be formulated only after the conduct of further planning and engineering studies based on the broad strategic directions and recommendations of Hong Kong 2030+, and the detailed development proposal would be submitted to the relevant committees of the Legislative Council ("LegCo") for consideration and approval as appropriate in due course in accordance with the established practice.
- (c) Apart from population growth, the increasing number of smaller domestic households would also be contributing to the strong land demand for housing.
- (d) According to the Census and Statistics Department's latest projections published in September 2015, Hong Kong's population was expected to reach its peak at 8.22 million by 2043. The maximum housing capacity of 9 million of the conceptual spatial framework proposed under Hong Kong

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2030+ could give a 10% buffer for the projected peak population to cater for the unforeseen demand and also provide room to enhance liveability and living space.

- (e) The Administration would enhance land utilization of brownfield sites and would formulate a policy framework to tackle brownfield sites in a holistic manner. Feasibility studies on multi-storey buildings for accommodating some brownfield operations, taking the Hung Shui Kiu New Development Area as a pilot case, were underway.
- (f) To meet the imminent housing needs of Hong Kong people, the Chief Executive had suggested in the 2017 Policy Address that the society should consider the pros and cons of releasing a small proportion of land on the periphery of country parks with relatively low ecological and public enjoyment value for purposes other than real estate development such as public housing and non-profit-making elderly homes. At this stage, the Administration had no plan to convert any area within the country parks and special areas to other uses.

Discussion

5. Dr KWOK Ka-ki said members of the public were suspicious that the Administration's purpose for putting up proposals for developing the East Lantau Metropolis ("ELM") was to achieve integration between the Mainland and Hong Kong. The proposed ELM would only facilitate the economic integration between Hong Kong and the Mainland but would not benefit Hong Kong people. At the invitation of Dr KWOK Ka-ki, Dr Thomas YAM Hin-bong expressed his views on the proposed planning approach to spatial development under Hong Kong 2030+. Dr YAM opined that the Administration's justification for setting the maximum housing capacity of the proposed conceptual spatial framework under Hong Kong 2030+ at 9 million was questionable. He expressed objection to the proposed development of ELM.

6. Mr Holden CHOW said that Hong Kong had a serious land shortage problem, which was considered one of the factors that had impeded the development of Hong Kong. He supported conducting the Hong Kong 2030+ study, which aimed to examine the strategies and feasible options for overall spatial planning for Hong Kong beyond 2030.

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## **Session Two**

### Presentation of views by deputations/individuals

7. At the invitation of the Chairman, a total of 23 deputations/individuals presented their views on Hong Kong 2030+. A summary of the views of these deputations/individuals was in the **Appendix**.

### Response by the Administration

8. At the invitation of the Chairman, SDEV gave a consolidated response to the views expressed by deputations/individuals. In addition to the response given in Session One, SDEV highlighted the following:

- (a) "Creating capacity for sustainable growth" was one of the three building blocks proposed under Hong Kong 2030+. The key strategic directions for the building block included the improvement of the environment and the creation/enhancement/regeneration of environmental capacity through integrating biodiversity consideration into the planning and decision-making processes, as well as environmental improvement.
- (b) The ELM proposed under Hong Kong 2030+ was rather conceptual. To facilitate fact-based discussion and to explore in greater detail the feasibility of the proposal, the Administration would seek funding approval from the Finance Committee of LegCo for conducting strategic studies for developing artificial islands in the central waters in due course.
- (c) The proposed New Territories North ("NTN") development was aimed to enhance the spatial distribution of population and jobs through the creation of economic activities and employment nodes in NTN that could help provide local employment, reduce long-distance commuting, and ease the congestion caused by the growing traffic between the New Territories ("NT") and the urban areas.
- (d) The Transport and Housing Bureau was planning to commission strategic studies on railways and major roads

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taking into account the final recommendations of Hong Kong 2030+.

- (e) The elements of walkability would be integrated into the planning of the new strategic growth areas.
- (f) Relevant technical study on Ma Liu Shui reclamation was being conducted to evaluate preliminarily the potential impact of reclamation. The subsequent planning and engineering study would seek to provide more detailed assessments of the proposal and would include public engagement as part of the study.
- (g) The estimated long-term outstanding housing land requirement of about 200 hectares ("ha") was a ballpark, taking into account the long-term public and private housing land requirements beyond the Long Term Housing Strategy's 10-year time-frame and the projected domestic household growth, among other things.

Discussion

*Outstanding land requirement*

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9. Dr Fernando CHEUNG and Mr LEUNG Kwok-hung sought elaboration on the projection methodology in respect of the estimation that an outstanding area of about 200 ha of land would be required in the long term for "other specific uses" (including science/research and development parks and industrial estates), as mentioned in Hong Kong 2030+. In particular, they asked whether the estimation had included the 87 ha of land in the Lok Ma Chau Loop. The Administration would provide a written response to Dr CHEUNG's and Mr LEUNG's questions after the meeting.

10. Mr Abraham SHEK said that the strategic directions proposed under Hong Kong 2030+ covered a wide array of policy areas. He opined that all relevant bureaux and departments should work together in implementing the proposals under Hong Kong 2030+. SDEV said that the Administration would consider setting up a high-level steering structure within the Government to better coordinate, prioritize and monitor the implementation of relevant initiatives under Hong Kong 2030+.

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11. Mr LAU Kwok-fan called on the Administration to conduct a review on the compensation and rehousing mechanisms for various parties affected by government development projects. SDEV responded that the Administration reviewed the policies related to land resumption and clearance from time to time and had been making suitable arrangements on compensation and rehousing for affected clearerees while safeguarding the prudent use of public money.

12. Mr Abraham SHEK asked whether the Administration would consider reforming the membership of the Town Planning Board so that public views could be adequately reflected in the planning process. The Chairman said that the relevant policy matter fell outside the scope of the Hong Kong 2030+ study.

*Enhancing liveability*

13. Mr LAU Kwok-fan asked whether the Administration would set a standard for living space per person with a view to enhancing Hong Kong's liveability. SDEV replied that in addition to population growth, the increasing number of smaller domestic households had been contributing to the strong land demand for housing. While there was no plan to set a per-person standard for living space at the moment, the enhanced strategic planning approach of creating capacity under Hong Kong 2030+ would help meet the estimated long-term land requirements including housing, as well as improve living space and enhance living quality in the longer term.

*Proposed reclamation at Ma Liu Shui*

14. Mr Holden CHOW said that there were many opposing views from the local community on the proposal of carrying out reclamation at Ma Liu Shui. He called on the Administration to pay heed to the concerns and views of the local community.

15. SDEV reiterated that a technical study was being conducted to evaluate preliminarily the potential impact of the proposed reclamation at Ma Liu Shui. The subsequent planning and engineering study would seek to provide more detailed assessments of the proposal and would include public engagement as part of the study. The Administration would ensure that any proposed reclamation, if so pursued, would not bring insurmountable difficulties or impact.

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### **Session Three**

#### Presentation of views by deputations/individuals

16. At the invitation of the Chairman, a total of 15 deputations/individuals presented their views on Hong Kong 2030+. A summary of the views of these deputations/individuals was in the **Appendix**.

#### Response by the Administration

17. At the invitation of the Chairman, SDEV gave a consolidated response to the views expressed by deputations/individuals. In particular, SDEV reiterated his response on the issues related to the proposed development of ELM and reclamation proposal at Ma Liu Shui made during Sessions One and Two.

18. SDEV said that taking into account the public views being collected during the six-month public engagement exercise on Hong Kong 2030+, preferred spatial development option(s) would be formulated for further technical assessments. It was expected that the entire study on Hong Kong 2030+ would be completed in 2018.

#### Discussion

##### *Outstanding land requirement*

19. Dr YIU Chung-yim sought clarification on the breakdown of the Administration's estimation of land shortfall of at least 1 200 ha in the long run against the estimated land requirement under Hong Kong 2030+. Deputy Director of Planning/Territorial ("DD/Planning/T") advised that the estimated long-term outstanding land requirement comprised about 300 ha for economic uses, about 200 ha for housing and around 700 ha for government, institution and community, open space and transport facilities.

20. Dr YIU Chung-yim requested the Administration to provide, in respect of each piece of land proposed to be developed under Hong Kong 2030+, the location, development area, population to be accommodated and use. The Administration would provide the relevant supplementary information after the meeting.

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21. Referring to the views expressed by some of the deputations, Dr YIU Chung-yim enquired whether the Administration had set a population target of 9 million by 2043, and whether the Administration would consider taking back the power to vet the applications for and approve the granting of "One-way Permits".

22. In response, SDEV said that the figure of 9 million was not a population target, but the possible maximum housing capacity that could be generated under Hong Kong 2030+ if all the committed and planned developments could be materialized. Such a capacity could give a 10% buffer for the projected peak population of 8.22 million by 2043 to cater for unforeseen demand and provide room to enhance liveability and living space. SDEV further explained that issues relating to "One-way Permits" were outside the purview of the Development Bureau. He would convey Dr YIU's concern about the "One-way Permits" to the relevant bureaux/departments.

*East Lantau Metropolis*

23. Dr YIU Chung-yim enquired about the population to be accommodated in ELM. Mr Holden CHOW called on the Administration to adopt the concept of green construction in developing ELM. Mr LEUNG Kwok-hung opined that the proposed ELM would only facilitate the economic integration between Hong Kong and the Mainland but would not benefit Hong Kong people. He said that the Administration should first develop the brownfield sites in the NT and resume the site reserved for further development of the Hong Kong Disneyland Resort at Penny's Bay for housing purpose.

24. DD/Planning/T replied that the basic concept of ELM was to create a smart, liveable and low-carbon development cluster with a new Central Business District 3. The ELM was estimated to accommodate a population of about 400 000 to 700 000.

25. Dr Junius HO expressed concern that the integrated waste management facilities to be developed near Shek Kwu Chau would have adverse impact on the natural environment of Lantau South. He suggested that the Administration should consider making better use of the under-utilized land in Lantau before proceeding with reclamation works for the development of ELM. SDEV took note of Dr HO's suggestion. He said that under the broad direction of "Development at the North, Conservation for the South", the Administration had been adopting a

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planning vision of balancing the needs of development and conservation in Lantau for its sustainable development. There were nonetheless various challenges in developing Lantau given the mountainous topography.

*New Territories North*

26. Mr LAU Kwok-fan expressed concern that if the proposal of developing NTN was to proceed, the existing crowdedness problem on the MTR East Rail Line during peak hours might be further aggravated. In his view, before developing NTN, the Administration should first improve the transport infrastructure in the North District.

27. SDEV responded that depending on the scale of the NTN development and subject to further studies, a new strategic railway system connecting the north and south would be required to support the full-fledged NTN development.

**II Any other business**

28. There being no other business, the meeting ended at 3:38 pm.

## Panel on Development

Special meeting on Friday, 10 March 2017, at 9:00 am

## Meeting to receive views on "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030"

## Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Submission/Major views and concerns
<b><u>Session One</u></b>		
1.	Designing Hong Kong	<ul style="list-style-type: none"> <li>• "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") lacked substantive proposals to cope with the possible large increase in the number of vehicles travelling between Hong Kong and the Mainland following the completion of several major regional transport infrastructural projects in the coming few years.</li> <li>• The Administration should not convert the uses of the land in the country park areas and the Green Belt zones to increase housing land supply.</li> </ul>
2.	Dr YAM Thomas Hin-bong	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(01) (Chinese version only)</li> </ul>
3.	Ocean View Residents' Right Association	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)659/16-17(12) (Chinese version only)</li> <li>• LC Paper No. CB(1)667/16-17(01) (Chinese version only)</li> </ul>
4.	Greeners Action	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)659/16-17(01) (Chinese version only)</li> </ul>
5.	自由黨發展及建造業關注組	<ul style="list-style-type: none"> <li>• The proposed development of two strategic growth areas (namely the East Lantau Metropolis ("ELM") and New Territories North ("NTN")) was supported.</li> <li>• The Administration should explore various ways to increase land supply. Reclamation was a less controversial option for creating new land than developing the land where there were existing residents or business operators.</li> </ul>
6.	Hong Kong Institute of Urban Design	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(02) (English version only)</li> </ul>
7.	Tung Chung Community Development Alliance	<ul style="list-style-type: none"> <li>• In pursuit of a liveable compact high-density city, careful consideration should be given to the planning and provision of appropriate and sufficient associated</li> </ul>

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>community facilities for the residents.</p> <ul style="list-style-type: none"> <li>• Hong Kong 2030+ mainly focused on economic development and the business conglomerates, but failed to give consideration to promoting the development of the community and local economy.</li> <li>• The Administration's estimation of land shortfall of at least 1 200 hectares in the long run was questionable. The Administration should first formulate a population policy before determining the amount of land needed for the future population.</li> </ul>
8.	Dr CHEN Chap-man	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(03) (Chinese version only)</li> </ul>
9.	Mr YIP Kam-hung	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)667/16-17(02) (Chinese version only)</li> </ul>
10.	Miss CHEUNG Ka-wai	<ul style="list-style-type: none"> <li>• In addition to developing supporting transport networks for the proposed ELM and NTN, the Administration should continue to improve the transport facilities and connectivity of Tung Chung and Lantau, including the ferry services to the outlying islands.</li> </ul>
11.	Association of Engineering Professionals in Society Ltd	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)659/16-17(02) (Chinese version only)</li> </ul>
12.	World Green Organisation	<ul style="list-style-type: none"> <li>• To tackle climate change, the Administration should include low-carbon elements in town planning proposals.</li> <li>• The Administration should promote eco-transport, such as walking and cycling, when implementing new development area projects.</li> </ul>
13.	Outlying Islands Women Association	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)666/16-17(02) (Chinese version only)</li> </ul>
14.	Lantau Development Alliance	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(04) (Chinese version only)</li> </ul>
15.	Youth DAB	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)666/16-17(03) (Chinese version only)</li> </ul>
16.	Labour Party	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)667/16-17(07) (Chinese version only)</li> </ul>
17.	The Civic Party	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)666/16-17(08) (Chinese version only)</li> </ul>
18.	The Youth Civic	<ul style="list-style-type: none"> <li>• The justification for setting the maximum housing capacity of all developments under Hong Kong 2030+</li> </ul>

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>at 9 million was questionable.</p> <ul style="list-style-type: none"> <li>• The justification for the proposal to develop ELM was objectionable.</li> </ul>
19.	香港市民根本唔知 2030+係乜東東關注組	<ul style="list-style-type: none"> <li>• The Administration should explain to the public more clearly what Hong Kong 2030+ was about, and facilitate more discussions in the society on Hong Kong 2030+.</li> <li>• While the Administration had yet to obtain funding approval from the Finance Committee of the Legislative Council for conducting the strategic studies for developing artificial islands in the central waters, it was inappropriate for the Administration to seek the public's views on developing ELM.</li> </ul>
20.	Save Lantau Alliance	<ul style="list-style-type: none"> <li>• The justification for setting the maximum housing capacity of all developments under Hong Kong 2030+ at 9 million was questionable.</li> <li>• The justification for the proposal to develop ELM was objectionable.</li> <li>• The Administration should withdraw the funding proposals on conducting studies on developing artificial islands in the central waters, as well as the establishment of the Sustainable Lantau Office.</li> </ul>
21.	Public Transportation Think Tank of Hong Kong	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)659/16-17(03) (Chinese version only)</li> </ul>
22.	Tseung Kwan O Community Research Society	<ul style="list-style-type: none"> <li>• To facilitate the formulation of a population policy in Hong Kong, thereby the determination of the amount of land needed for the future population, the Administration should take back the power to vet the applications for and approve the granting of "One-way Permits".</li> <li>• To tackle the housing problem in Hong Kong, in addition to increasing housing land supply, the Administration should solve the problems of high property prices and rentals.</li> <li>• Hong Kong 2030+ failed to give consideration to promoting the development of the community and local economy, including the local agricultural industry.</li> </ul>
23.	New Territories Association of Societies	<ul style="list-style-type: none"> <li>• Careful consideration should be given to the compensation and rehousing for people affected by urban renewal projects and land resumption arising</li> </ul>

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>from government development projects.</p> <ul style="list-style-type: none"> <li>• The Administration should provide sufficient supporting transport facilities in new development areas.</li> </ul>
24.	梁嘉銘女士	<ul style="list-style-type: none"> <li>• The Administration should promote eco-transport, in particular cycling, when implementing the proposed ELM and NTN projects.</li> <li>• The Administration should step up the communication with the public, explain more clearly what Hong Kong 2030+ was about, and facilitate more discussions in the society on Hong Kong 2030+.</li> </ul>
25.	Mr TO Ka-lun	<ul style="list-style-type: none"> <li>• The proposed development projects at Hung Shui Kiu, Yuen Long South and Kam Tin South were objectionable, given that the infrastructure facilities in Yuen Long would not be sufficient to support a population of 900 000 after the completion of the above-mentioned projects.</li> <li>• The Administration should not convert the uses of the land in the country park areas and the Green Belt zones to increase housing land supply.</li> <li>• The Administration should formulate a statutory standard for the average living space per person.</li> </ul>
26.	梁德明先生	<ul style="list-style-type: none"> <li>• The justification for setting the maximum housing capacity of all developments under Hong Kong 2030+ at 9 million was questionable.</li> <li>• To increase housing land supply, the Administration should first develop the brownfield sites and idled government land in the New Territories ("NT").</li> <li>• The Administration should reform the appointment system for the membership of the Town Planning Board with a view to enabling public views to be duly reflected in the planning process.</li> </ul>
<b><u>Session Two</u></b>		
27.	The Hong Kong Bird Watching Society	<ul style="list-style-type: none"> <li>• Hong Kong 2030+ mainly focused on economic development, and lacked substantive initiatives on sustainable growth and the conservation of the natural and rural environment.</li> </ul>
28.	The Chartered Institute of Logistics and Transport in Hong Kong	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(05) (English version only)</li> </ul>
29.	Federation of Hong Kong	<ul style="list-style-type: none"> <li>• The proposal to develop NTN would affect the</li> </ul>

No.	Name of deputation/individual	Submission/Major views and concerns
	Agricultural Associations	agricultural and livestock farming industry in the area. The Administration should give careful consideration to the compensation and relocating arrangements so as to protect the livelihood of the persons affected.
30.	Hong Kong Fishermen Consortium	<ul style="list-style-type: none"> <li>• The Administration should not carry out reclamation under Hong Kong 2030+ as a way to increase land supply, given the huge adverse impact on the fisheries industry.</li> <li>• The Administration should revise the compensation mechanism for the fisheries industry affected by reclamation projects.</li> </ul>
31.	WWF-Hong Kong	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)659/16-17(13) (Chinese version only)</li> </ul>
32.	The Hong Kong Institute of Surveyors	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)667/16-17(04) (English version only)</li> </ul>
33.	Island West Dynamic Movement	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(06) (Chinese version only)</li> </ul>
34.	Clean Air Network	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(07) (Chinese version only)</li> </ul>
35.	New World First Ferry Services Limited	<ul style="list-style-type: none"> <li>• The housing units provided by urban renewal or redevelopment projects were mostly expensive luxury residential units. The grass-root labour supply in the urban areas had therefore diminished. Some of the businesses which required grass-root labour were facing difficulty in recruiting employees to work in the urban areas, in particular Hong Kong Island.</li> <li>• The proposed reclamation works for developing ELM might affect the operation of ferry services.</li> </ul>
36.	Tai O Culture Workshop	<ul style="list-style-type: none"> <li>• The natural environment, biodiversity and local culture of Lantau should be protected from land development. The Administration should not proceed with the development of Lantau and ELM.</li> <li>• The Administration should resume the land occupied by the Fanling Golf Course and the site reserved for further development of the Hong Kong Disneyland Resort at Penny's Bay for housing purpose.</li> </ul>
37.	Mr TO Kai-yu	<ul style="list-style-type: none"> <li>• The Administration should not carry out reclamation works at Ma Liu Shui. Such works and the future development at the reclaimed land would adversely affect the water quality of Shing Mun River and Tolo Harbour, and the air ventilation, environment and traffic of the areas nearby.</li> </ul>

No.	Name of deputation/individual	Submission/Major views and concerns
38.	Ms Scarlett PONG Oi-lan	<ul style="list-style-type: none"> <li>• The Administration should improve the transport infrastructure in Shatin to solve the congestion problems.</li> <li>• The Administration should not carry out reclamation at Ma Liu Shui.</li> <li>• The site vacated by the relocation of the Sha Tin Sewage Treatment Works should be reserved for recreational uses.</li> <li>• The Administration should provide incentives to private property developers to adopt the concept of "ageing in place" in developing residential projects.</li> </ul>
39.	土地維權中心	<ul style="list-style-type: none"> <li>• The development of NTN would affect many existing residents and business operators in the area.</li> <li>• To increase housing land supply, the Administration should first develop the brownfield sites and idled government land in the NT.</li> </ul>
40.	Peng Chau Reclamation Concern Group	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(08) (Chinese version only)</li> </ul>
41.	Our Hong Kong Foundation	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(09) (Chinese version only)</li> </ul>
42.	China Real Estate Chamber of Commerce Hong Kong International Chapter Limited	<ul style="list-style-type: none"> <li>• The Administration should provide incentives to private property developers to adopt the concept of "ageing in place" in developing residential projects.</li> <li>• When developing a new Central Business District in the proposed ELM, careful consideration should be given to the compatibility of the development with the surrounding areas.</li> <li>• The Administration should explore more ways to increase land supply.</li> </ul>
43.	九龍公共小型巴士潮籍工商聯誼會	<ul style="list-style-type: none"> <li>• The Administration should improve the transport infrastructure in Kwun Tong to solve the congestion problems.</li> <li>• The Administration should develop more public rental housing to shorten the waiting time of the applicants.</li> </ul>
44.	The Democratic Party	<ul style="list-style-type: none"> <li>• There were public views that the Administration should abolish the NT Small House Policy so as to increase land supply.</li> <li>• The proposal of developing ELM was suspected to be paving way for developing Lantau South.</li> <li>• To increase housing land supply, the Administration should first develop the brownfield sites in the NT.</li> <li>• The Administration should not convert the uses of the</li> </ul>



No.	Name of deputation/individual	Submission/Major views and concerns
		land in the country park areas and the Green Belt zones to increase housing land supply.
45.	Mr CHIU Man-leong	<ul style="list-style-type: none"> <li>There were strong opposing views from Shatin residents on the proposal of carrying out reclamation works at Ma Liu Shui. Such works and the future development at the reclaimed land would adversely affect the water quality of Shing Mun River and Tolo Harbour, and the air ventilation, environment and traffic of the areas nearby.</li> </ul>
46.	香港環境保護協會	<ul style="list-style-type: none"> <li>The Administration should develop more commercial and office developments in the NT so as to provide more local employment opportunities and reduce long-distance commuting.</li> <li>The Administration should not carry out reclamation at Ma Liu Shui.</li> </ul>
47.	Mr LI Wing-kwong	<ul style="list-style-type: none"> <li>LC Paper No. CB(1)659/16-17(06) (Chinese version only)</li> </ul>
48.	Mr CHAN Kin-yip	<ul style="list-style-type: none"> <li>In pursuit of a liveable compact high-density city, careful consideration should be given to the planning and provision of appropriate and sufficient associated community facilities for the residents.</li> <li>The Administration should promote more local employment to reduce long-distance commuting.</li> </ul>
49.	Mr TSE Kiu-cheung	<ul style="list-style-type: none"> <li>In addition to developing a new Central Business District and two strategic growth areas, the Administration should at the same time strive to renew and redevelop old districts (such as Sham Shui Po) to uplift Hong Kong's liveability.</li> <li>The Administration should formulate a comprehensive economic development framework for Hong Kong before determining the amount of land needed for future economic development.</li> </ul>
<b><u>Session Three</u></b>		
50.	Ms YU Ming-yin	<ul style="list-style-type: none"> <li>The Administration should not carry out reclamation works at Ma Liu Shui. Such works and the future development at the reclaimed land would adversely affect the water quality of Shing Mun River and Tolo Harbour, and the air ventilation, environment and traffic of the areas nearby.</li> </ul>
51.	Mr CHAN Yiu-kwong	<ul style="list-style-type: none"> <li>There were strong opposing views from Ma On Shan residents on the proposal of carrying out reclamation</li> </ul>

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>at Ma Liu Shui.</p> <ul style="list-style-type: none"> <li>To increase housing land supply, the Administration should first develop the brownfield sites and idled government land in the NT.</li> </ul>
52.	Office of Yu Tak Po, Yau Tsim Mong District Council Member	<ul style="list-style-type: none"> <li>To promote "ageing in place", the Administration should provide appropriate and sufficient associated community facilities and services for the elderly.</li> </ul>
53.	Mr SO Ping-kong	<ul style="list-style-type: none"> <li>LC Paper No. CB(1)667/16-17(05) (Chinese version only)</li> </ul>
54.	Miss NG Chun-wing	<ul style="list-style-type: none"> <li>There were opposing views from residents of Lantau, in particular Mui Wo, on the development of ELM. The Administration should communicate with Mui Wo residents to address their concerns.</li> <li>To tackle the housing problem in Hong Kong, in addition to increasing housing land supply, the Administration should also solve the problems of high property prices and rentals.</li> </ul>
55.	Mr LOUIE Him-hoi	<ul style="list-style-type: none"> <li>The justification for setting the maximum housing capacity of 9 million of all developments under Hong Kong 2030+ was questionable.</li> <li>To increase housing land supply, the Administration should first develop the brownfield sites and idled government lands in the NT.</li> <li>The Administration should encourage private property developers to put out for sale more residential units that had been completed and remained vacant for a period of time.</li> <li>The Administration should not carry out reclamation at Ma Liu Shui.</li> </ul>
56.	Mr SZETO Pok-man	<ul style="list-style-type: none"> <li>The Administration should not create land by reclamation given the environmental impact.</li> <li>The Administration should not carry out reclamation in the central waters under the ELM project.</li> <li>To increase housing land supply, the Administration should first develop the brownfield sites and idled government lands in the NT.</li> </ul>
57.	Miss Vann CHENG Yuk-kam	<ul style="list-style-type: none"> <li>LC Paper No. CB(1)640/16-17(11) (Chinese version only)</li> <li>LC Paper No. CB(1)659/16-17(04) (English version only)</li> </ul>
58.	Ark Eden Foundation Ltd	<ul style="list-style-type: none"> <li>LC Paper No. CB(1)666/16-17(01) (English version only)</li> </ul>

No.	Name of deputation/individual	Submission/Major views and concerns
59.	The Hong Kong Institution of Highways and Transportation	<ul style="list-style-type: none"> <li>• LC Paper No. CB(1)640/16-17(12) (English version only)</li> </ul>
60.	Green Sense Hong Kong	<ul style="list-style-type: none"> <li>• The Administration should first formulate a population policy before determining the amount of land needed for the future population.</li> <li>• To facilitate the formulation of a population policy in Hong Kong, the Administration should take back the power to vet the applications for and approve the granting of "One-way Permits".</li> <li>• The justification for setting the maximum housing capacity of all developments under Hong Kong 2030+ at 9 million was questionable.</li> <li>• The Administration should not carry out reclamation in the central waters for developing ELM.</li> </ul>
61.	Miss MA Ka-po	<ul style="list-style-type: none"> <li>• The justification for setting the maximum housing capacity of all developments under Hong Kong 2030+ at 9 million was questionable.</li> <li>• The Administration should not carry out reclamation in the central waters for developing ELM, given the environmental impact.</li> <li>• The Administration should withdraw the proposal of developing ELM.</li> </ul>
62.	Mr Michael YUNG Ming-chau	<ul style="list-style-type: none"> <li>• The Administration should not convert the uses of land in the country park areas and the Green Belt zones to increase housing land supply.</li> </ul>
63.	陳珮明先生	<ul style="list-style-type: none"> <li>• There were strong opposing views from Ma On Shan residents on the proposal of carrying out reclamation at Ma Liu Shui, given that the future development at the reclaimed land would further increase the traffic demand in the area.</li> <li>• To increase housing land supply, the Administration should first develop the brownfield sites in the NT, resume the land occupied by the Fanling Golf Course, and abolish the NT Small House Policy.</li> <li>• The Administration should first formulate a population policy before determining the amount of land needed for the future population.</li> </ul>
64.	Mr WONG Kwai-sang	<ul style="list-style-type: none"> <li>• To uplift Hong Kong's liveability, the Administration should regulate the development of "nano flats" in private residential housing projects, as well as the building works associated with sub-divided units.</li> </ul>

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Submission/Major views and concerns</b>
		<ul style="list-style-type: none"><li>• The Administration should reinstate the rent control policy.</li></ul>

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Legislative Council Secretariat  
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