

**立法會**  
**Legislative Council**

LC Paper No. CB(1)1098/16-17  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG+DEV

**Panel on Housing and Panel on Development**

**Minutes of joint meeting**  
**held on Tuesday, 29 November 2016, at 8:30 am**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : Members of the Panel on Housing

- \* Hon Alice MAK Mei-kuen, BBS, JP (Chairman)
- \* Hon Andrew WAN Siu-kin (Deputy Chairman)
- \* Hon James TO Kun-sun
- \* Hon LEUNG Yiu-chung
- \* Hon Abraham SHEK Lai-him, GBS, JP
- Prof Hon Joseph LEE Kok-long, SBS, JP
- \* Hon Jeffrey LAM Kin-fung, GBS, JP
- \* Hon WONG Ting-kwong, SBS, JP
- \* Hon Starry LEE Wai-king, SBS, JP
- \* Hon CHAN Hak-kan, BBS, JP
- \* Hon CHAN Kin-por, BBS, JP
- \* Hon Paul TSE Wai-chun, JP
- \* Hon LEUNG Kwok-hung
- \* Hon Michael TIEN Puk-sun, BBS, JP
- \* Hon Steven HO Chun-yin, BBS
- \* Hon WU Chi-wai, MH
- \* Hon YIU Si-wing, BBS
- \* Hon CHAN Chi-chuen
- \* Hon Kenneth LEUNG
- \* Dr Hon KWOK Ka-ki
- \* Hon KWOK Wai-keung
- \* Hon Dennis KWOK Wing-hang

- Hon Christopher CHEUNG Wah-fung, SBS, JP
- \* Dr Hon Fernando CHEUNG Chiu-hung
  - \* Dr Hon Elizabeth QUAT, JP
  - \* Ir Dr Hon LO Wai-kwok, SBS, MH, JP
  - \* Hon Alvin YEUNG
  - \* Hon CHU Hoi-dick
  - \* Hon Jimmy NG Wing-ka, JP
  - \* Dr Hon Junius HO Kwan-yiu, JP
  - \* Hon HO Kai-ming
  - \* Hon Holden CHOW Ho-ding
  - Hon SHIU Ka-fai
  - \* Hon SHIU Ka-chun
  - \* Hon Wilson OR Chong-shing, MH
  - Hon YUNG Hoi-yan
  - \* Hon Tanya CHAN
  - \* Hon CHEUNG Kwok-kwan, JP
  - \* Hon HUI Chi-fung
  - \* Hon LUK Chung-hung
  - \* Hon LAU Kwok-fan, MH
  - \* Dr Hon CHENG Chung-tai
  - \* Hon KWONG Chun-yu
  - \* Hon Jeremy TAM Man-ho
  - \* Hon Nathan LAW Kwun-chung
  - \* Dr Hon YIU Chung-yim
  - \* Dr Hon LAU Siu-lai

Members of the Panel on Development

- # Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)
- # Hon Kenneth LAU Ip-keung, MH, JP (Deputy Chairman)
- Hon Frankie YICK Chi-ming, JP
- Hon MA Fung-kwok, SBS, JP
- Hon Charles Peter MOK, JP
- Hon LAM Cheuk-ting
- Hon CHAN Chun-ying

**Member attending** : Hon Martin LIAO Cheung-kong, SBS, JP

**Members absent** : Members of the Panel on Housing

- \* Hon WONG Kwok-kin, SBS, JP
- \* Hon CHAN Han-pan, JP
- \* Hon LEUNG Che-cheung, BBS, MH, JP
- \* Dr Hon Helena WONG Pik-wan  
Hon POON Siu-ping, BBS, MH

Member of the Panel on Development

Hon Mrs Regina IP LAU Suk-ye, GBS, JP

- \* Also members of the Panel on Development
- # Also a member of the Panel on Housing

**Public Officers attending** : Agenda Item II

Mr Stanley YING, JP  
Permanent Secretary for Transport and Housing (Housing)

Mr Rayson CHAN  
Acting Assistant Director of Housing (Policy Support)

Mr HONG Wing-kit  
Senior Civil Engineer of Housing (6)  
Housing Department

Miss Britney CHOI  
Administrative Officer (Policy Support)  
Housing Department

Mr Ivan CHUNG  
Principal Assistant Secretary (Planning and Lands)5  
Development Bureau

Mr Tony MOYUNG  
Assistant Director (Acquisition)  
Lands Department

Mr CHAN Kam-shun  
Deputy Head (Projects and Environmental Management)  
Civil Engineering and Development Department

**Attendance by  
Invitation**

**: Session One**

Mr CHENG Chun-hung

Mr Paulus-johannes ZIMMERMAN  
Southern District Council member

Mr SIN Ho-fai  
Member, Civic Party

Mr NG Cheuk-hang

Mr LAI Wai-tong

Mr Perry KWOK Kar-ming

Ms KO Chun-heung

Dr CHOU Kwok-ping

Miss LO Kun

Mr CHENG Wai

Miss CHAN Lai-fan

李玉強先生

伍靜嫻小姐

徐麗娟小姐

高愛心小姐

田明輝先生

林惠玲小姐

林靜華小姐

Mr POON Wing-lok

Miss WONG Hiu-nam

陳愛金先生

Miss CHENG Lai-tong

Mr WU Yip-hong

**Session Two**

Miss HUI Sin-hang  
Member  
Liber Research Community

Mr AU Kwok-kuen  
Member  
Land Justice League

Miss LAM On-ki

Mr WONG Yun-tat  
社區事務主任  
Neighbourhood and Worker's Services Centre

Mr HO Chi-chung  
Community Organiser  
Concerning Grassroots' Housing Rights Alliance

Mr TSANG Wai-him  
Senior Researcher  
Our Hong Kong Foundation

鄧坤盛先生  
Chairman  
The Association of the New Territories Open Storage  
Operators Limited

林良才先生

Mr Mark FU  
Chairperson  
Liberal Party Youth Committee

Mr WONG Kwok-wai  
Representative  
Democratic Alliance for the Betterment and Progress of Hong  
Kong

Mr CHEANG Ka-wai  
Representative  
Wang Chau Green Belt Concern Group

Mr CHAN Kin-yip  
Director  
Federation of Hong Kong Agricultural Associations

葉美容女士

Mr Stanley CHAING  
召集人  
新界西北露天倉大聯盟

謝威裕先生

Mr TONG Kin-fung

Mr WU Yiu-cheong  
Community Officer  
Neo Democrats

Mr WONG Chi-sung

李玉薇女士  
委員  
香港天主教正義和平委員會

Miss Katy NG  
Community Officer, Yuen Long  
Democratic Party

何啟明先生  
召集人  
青年民協

Mr CHUNG Chin-kiu  
Representative  
Demosisto

Mr LAM Hoi-tat  
Chairman  
Hong Kong Container Tractor Owner Association Ltd

王佩英女士

**Clerk in attendance** : Mr Derek LO  
Chief Council Secretary (1)5

**Staff in attendance** : Mr Fred PANG  
Senior Council Secretary (1)5

Ms Ada LAU  
Senior Council Secretary (1)7

Ms Michelle NIEN  
Legislative Assistant (1)5

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**I. Election of Chairman**

Ms Alice MAK Mei-kuen, Chairman of the Panel on Housing, advised that Mr Tommy CHEUNG Yu-yan, Chairman of the Panel on Development, had indicated his support for her to chair the joint meeting. Members agreed that Ms MAK would be the Chairman of the joint meeting ("the Chairman").

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**II. Public Housing Development Plan at Wang Chau, Yuen Long**

- (LC Paper No. CB(1) 201/16-17(01) — Administration's supplementary information paper on public housing development plan at Wang Chau, Yuen Long (Follow-up paper)
- LC Paper No. CB(1)16/16-17(01) — Administration's paper on public housing development plan at Wang Chau, Yuen Long
- LC Paper No. IN01/16-17 — Paper on public housing development plan at Wang Chau prepared by Information Services Division of the Legislative Council Secretariat (Information note)
- LC Paper No. CB(1)126/16-17(01) — Press releases on public housing development plan at Wang Chau issued by the Administration from 21 September 2016 to 13 November 2016
- LC Paper No. CB(1)138/16-17(01) — Speaking note of the Secretary for Transport and Housing at the joint meeting on 15 November 2016 (Chinese version only)
- LC Paper No. CB(1)138/16-17(02) — Speaking note of the Under Secretary for Development at the joint meeting on 15 November 2016 (Chinese version only)



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[http://www.legco.gov.hk/yr16-17/english/panels/hg/papers/wang\\_chau\\_report/wang\\_chau\\_report.htm](http://www.legco.gov.hk/yr16-17/english/panels/hg/papers/wang_chau_report/wang_chau_report.htm) — Planning and Engineering Study Report for the public housing development and Yuen Long Industrial Estate Extension at Wang Chau (English version only)

Submissions from deputations/individuals not attending the meeting

(LC Paper No. CB(1)173/16-17(06) — Submission from Mr CHAN Kwan-wai (Chinese version only)

LC Paper No. CB(1)173/16-17(07) — Submission from a member of the public (張晞蔚小姐) (Chinese version only)

LC Paper No. CB(1)173/16-17(08) — Submission from Mr LEUNG Yiu-shing (Chinese version only)

LC Paper No. CB(1)173/16-17(09) — Submission from a member of the public (鄭舜怡) (Chinese version only)

LC Paper No. CB(1)173/16-17(10) — Submission from a deputation (屏山鄉橫洲楊屋村村代表) (Chinese version only)

2. Members noted the following submissions tabled at the meeting:

- (a) Submission from Civic Party (Chinese version only);
- (b) Submission from Mr Perry KWOK (English version only); and
- (c) Submission from The Association of the New Territories Open Storage Operators Limited (Chinese version only).

*(Post-meeting note: The submissions tabled at the meeting were issued to members in electronic form vide LC Papers No. CB(1)209/16-17(01)-(03) on 29 November 2016.)*

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Meeting arrangements

3. The Chairman advised that the meeting of the day would be held in two sessions with a five-minute break in between for receiving views of deputations/individuals on the public housing development at Wang Chau, Yuen Long ("the Wang Chau development"). Another joint meeting would be held on Tuesday, 6 December 2016 at 10:30 am for members to follow up relevant matters with the Administration. Members raised no objection to the meeting arrangements.

Presentation of views by deputations/individuals

4. At the invitation of the Chairman, a total of 47 deputations/individuals presented their views. A summary of the views of these deputations/individuals was in the **Appendix**.

5. At 9:54 am, when the Administration was speaking in response to the deputations, a deputation kept shouting in his seat despite repeated warnings given by the Chairman. The Chairman ordered the deputation to withdraw from the meeting. The Chairman declared that the meeting be suspended in order that the deputation could leave the conference room with the assistance of the security assistants. The meeting resumed at 9:56 am. At 11:21 am and 11:57 am, two deputations approached the Permanent Secretary for Transport and Housing (Housing), ("PSTH(H)") and presented some items. The Chairman reminded them to return to their seats.

6. Mr Kenneth LAU Ip-keung declared that he was the Chairman of Heung Yee Kuk ("the Kuk").

Discussion

7. Dr Fernando CHEUNG and Mr CHAN Chi-chuen condemned the Secretary for Transport and Housing ("STH") and the Secretary for Development for being absent in the meeting. Dr CHENG Chung-tai and Mr CHAN Chi-chuen criticized that the Administration was belated in giving its written response to the questions raised by members in the preceding joint meeting held on 15 November 2016. PSTH(H) explained that STH was absent from the meeting due to other commitments.

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*Views about the development approach*

8. Dr YIU Chung-yim noted that as far as the land earmarked for Phases 2 and 3 and Yuen Long Industrial Estate Extension ("YLIEE") was concerned, government land constituted more than 60% of the area of brownfield sites under study by the Administration. Given that most of the operations there were motor maintenance, car parks and container storage space which did not require the use of heavy machinery, Dr YIU enquired whether it was practicable for the Administration to relocate those operations to multi-storey buildings and resume the government land for taking forward Phases 2 and 3 of the Wang Chau development. Dr KWOK Ka-ki shared the view.

9. Mr WU Chi-wai and Mr Andrew WAN Siu-kin questioned why the Administration did not resume the privately-owned land within the boundary of Phases 2 and 3 by invoking the power under Lands Resumption Ordinance (Cap. 124) or conduct a freezing survey accordingly. Mr WU commented that without conducting a freezing survey, the compensation issue faced by the Administration would only be further complicated. Dr KWOK Ka-ki and Mr LEUNG Yiu-chung asked whether it was feasible for the Administration to acquire the land owned by New World Development Company Limited ("NWD") in close proximity to the public housing construction site.

10. Mr CHU Hoi-dick pointed out that in its final version of the Planning & Engineering Study Report ("P&E Report") in 2014, Ove Arup & Partners Hong Kong Limited ("OAP") had recommended a "Phased Development" approach, with Phase 3 to be taken forward in 2027. However, at the meeting of Yuen Long District Council ("YLDC") on 24 June 2014, the Administration only mentioned about building 4 000 units but nothing about the remaining phases. Mr CHU expressed skepticism about the genuineness of the Administration's claim of providing 17 000 public housing units under the Wang Chau development and sought clarification.

*(Post-meeting note: Minutes of the above-mentioned meeting of YLDC were tabled at the meeting and issued to members in electronic form vide LC Paper No. CB(1)209/16-17(06) on 29 November 2016.)*

11. Mr LUK Chung-hung said that the Hong Kong Federation of Trade Unions supported the Wang Chau development and urged the Administration to develop all three phases concurrently and provide sufficient ancillary facilities to the community there. Mr LAM Cheuk-ting asserted that the Administration bowed to the pressure from the rural powers after the informal consultations, leading to the scaling-down of the development. Mr SHIU Ka-

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fai commented that given the hardship faced by the public rental housing ("PRH") applicants and tenants of subdivided units, it was worth giving thought to the merit of the "Phased Development" approach, which could see at least 4 000 housing units to be completed in Phase 1, as opposed to no progress at all in the circumstances.

12. At the invitation of the Chairman, PSTH(H) gave the following responses:

- (a) At the inception of the Wang Chau development, the Administration had planned to build 17 000 public housing units at Wang Chau and conducted two rounds of informal consultations in 2013 to gather views about that original plan. Taking into account the views obtained in the first two rounds of informal consultations and the findings becoming available from the Planning and Engineering Feasibility Study (P&E Study), the Administration re-assessed the situation. To take forward the entire development (including Phases 1 to 3 and YLIEE), it would be necessary to study how the operations on the brownfield sites should be handled, to provide large-scale infrastructures and to address the environmental impacts caused by the existing Yuen Long Industrial Estate;
- (b) After the 3Cs Meeting on 27 January 2014, the Administration decided to take forward the Wang Chau development in phases, starting first with Phase 1 which comprised 4 000 public housing units, and then Phases 2 and 3 later. The Administration subsequently conducted another two rounds of informal consultations in 2014, for developing 4 000 units by 2024-25 under Phase 1;
- (c) Given the size of the study area and the population involved in the public housing development in Phases 1, 2 and 3, environmental impact assessment ("EIA") under the Environmental Impact Assessment Ordinance (Cap. 499) was not required;
- (d) The land owned by NWD was situated within the village environs ("VEs"). According to the established government policy, considering the original intent of the VEs land was to cope with the implementation of the Small House Policy, they generally would not be included in development areas; and

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- (e) The criticism that the Administration revised the development plan of the Wang Chau development to facilitate a property development project of NWD in the nearby area was unfounded. Publicly available papers showed that the Administration had raised objections to a rezoning application by NWD to TPB against various aspects of the contemplated property development of NWD, including the incompatibility with the Wang Chau development. The arguments of the Administration had been documented in its submission to TPB.

13. In response to public's concerns about the Administration's plan to build housing units on green belts in Phase 1, PSTH(H) advised that this was not unique to Phase 1; re-zoning involving green belts would also be required for land lots designated for development in Phases 2 and 3.

14. PSTH(H) referred the depositions and members to the Administration's papers to the Panel on Housing on 18 October 2016 [LC Paper No. CB(1)16/16-17(01)] and the press release by the Administration about the Wang Chau development from 21 September 2016 to 13 November 2016 [LC Paper No. CB(1)126/16-17(01)] for detailed background information about the development of the development.

*Compensation*

15. Mr LUK Chung-hung enquired whether the Administration would compensate the affected residents more favourably by according priority to their applications for PRH and provision of ex-gratia payment. Mr SHIU Ka-fai suggested that the Administration should consult the affected residents and work out a reasonable compensation package as an incentive for them to move away. Mr SHIU considered that the compensation package could help the public to reflect on the reasonableness of the refusal of the residents to concede in the circumstances.

16. PSTH(H) explained that the Administration would compensate the affected residents in accordance with the established compensation mechanism which was approved by the Finance Committee. Lands Department would consider whether it was necessary to provide ex-gratia compensation.

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*Building structures on the site*

17. Mr LUK Chung-hung enquired whether the Administration had information about the number and categories of building structures occupied for residential (including squatters and subdivided units) or business purposes, legally or illegally, on the land designated for Phase 1 development. Mr Paul TSE considered the Administration's lack of details in that regard reflected that the consultations were superficial and the Administration did not give sufficient consideration about the residents' welfare.

18. PSTH(H) said that when conducting the P&E study, the consultant observed some domestic structures on site but could not obtain detailed information about the households; therefore, the Administration did not possess the information requested by Mr LUK Chung-hung at the current stage. PSTH(H) added that the information would be available to the Administration when the Lands Department finished the freezing survey within the boundary of Phase 1.

*Operations on the brownfield sites*

19. Mr SHIU Ka-fai highlighted the significant contribution of the industries supported by the operations on the brownfield sites to the local economy and stressed that relocation of those operations must be handled appropriately. Mr Paul TSE enquired with the Administration about the details of the operations on the brownfield sites and information about their impact on the economy. Dr KWOK Ka-ki asked about the actions, if any, taken by the Administration against the operations occupying government land illegally at Wang Chau. Dr KWOK remarked that the operations provided very low economic value but damaged the environment severely.

20. The Principal Assistant Secretary (Planning and Lands)5, Development Bureau ("PAS(P&L")) said that the Administration took a multi-pronged approach to increase land supply, including development of brownfield sites. As the brownfield sites involved different business operations, the Administration also needed to consider the impact of developing the brownfield sites. An inter-bureaux/departments task force on brownfield operations was established in 2014 to consider how best to tackle brownfield sites on a more holistic basis, and also the necessary policies and strategies with a view to achieving the objectives of optimizing land utilization, releasing brownfield potential and improving the environment. The outcomes of the territory-wide survey of brownfield sites and pilot studies on multi-storey buildings for accommodating brownfield operations would provide the

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necessary inputs for formulating the appropriate policies and strategies for tackling brownfield operations.

21. In response to the query by Dr KWOK Ka-ki, Assistant Director (Acquisition), Lands Department advised that the Administration had recently recovered about 3.8 hectares of land which were occupied illegally before at Wang Chau.

*Informal consultations*

22. Mr CHU Hoi-dick remarked that the Administration scaled down the plan substantially as a result of the informal consultations which were conducted without the knowledge or participation of the affected residents. Dr Fernando CHEUNG asked the Administration to state the peculiarity of the Wang Chau development which justified its exclusion of local residents in the consultations. Mr Kenneth LAU had reservations about the appropriateness of the informal consultations in that the Administration did not consult the Kuk for the development pursuant to Heung Yee Kuk Ordinance (Cap. 1097) and queried whether the Administration would circumvent the Kuk in the future in other development projects in the New Territories. He expressed that the Kuk was willing to coordinate the communications between the affected residents and the Administration. Regarding the consultations conducted by the Housing Department in 2013 and 2014, Mr LEUNG Yiu-chung enquired about the identity of the people who expressed their oppositions of the Wang Chau development plan and details of their views. He commented that the Administration had substituted the public consultations with the informal consultations in its determination of the scale of the Wang Chau development.

*(Post-meeting note: The Administration's response was circulated to members vide LC Paper No. CB(1)254/16-17(01) on 5 December 2016.)*

23. Pointing out that Mr TSANG Shu-wo, the Chairman of Ping Shan Rural Committee who was consulted by the Administration during the informal consultations, was operating car parks at Wang Chau at the material time, Mr CHU Hoi-dick criticized the Administration for failing to handle properly the conflict of interest involving Mr TSANG. Mr Paul TSE asked whether any consulted party had declared to the Administration the interests they had in the brownfield sites during the consultations. Mr Andrew WAN Siu-kin expressed his worry that the informal consultations only served to benefit the rural powers or certain landowners by allowing the latter more time to make re-zoning applications for their land lots within the boundary of

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Phases 2 and 3 and hence, gain a higher value for their land lots. Mr LAM Cheuk-ting queried the reasonableness of the claim by the Administration that it had not kept official records about the informal consultations.

24. Mr SHIU Ka-fai commented that while it was appropriate for the Administration to gather the views of stakeholders in development plans, the Administration should be mindful of its choice of wordings in describing that kind of consultations in the future to avert public's criticism.

25. In respect of the above concerns expressed by members about informal consultations, PSTH(H) gave the following responses:

- (a) It was the prevailing arrangement for District Offices to coordinate informal consultations for development projects, including advising the Housing Department about the local representatives to be invited to attend the informal consultations. In line with this practice, the Yuen Long District Office helped arrange the informal consultations for the Wang Chau development. During these consultation sessions, the Chairman and Vice-chairman of the Rural Committee ("RC"), District Council members and Chairman of the District Council ("DC") concerned were consulted. The views of the RC and DC were important because TPB would usually like to know the views of the RC and DC when considering the relevant re-zoning application;
- (b) During the formal consultations, queries about the Administration's decisions of constructing only 4 000 units first while not developing the brownfield sites had indeed been raised. In October 2014, the amended outline zoning plan to re-zone Green Belt areas within the boundary of Phase 1 was gazetted for public inspection. During the gazettal period, TPB received 109 representations from the public, some of which had raised similar queries. The Administration had given consistent response to the consulted parties, TPB and the LegCo on similar issues. The Administration had not done the informal consultations in lieu of the formal public consultation. And while it had taken into account views collected during the informal consultations, departments had conducted their own analyses before deciding to take forward the development in phases;



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- (c) He could not recall if file references showed declaration of interests in the relevant informal and formal meetings by interested parties; and
- (d) Special Councilors of the Heung Yee Kuk were included in the subject informal consultations.

*Actions against Ove Arup & Partners Hong Kong Ltd*

26. Members including Mr SHIU Ka-fai, Dr CHENG Chung-tai, Mr Andrew WAN, Mr CHAN Chi-chuen and Mr LEUNG Kwok-hung considered that the penalty against OAP was disproportionate to the nature of its non-compliance. Dr CHENG Chung-tai, Mr Andrew WAN, Mr CHAN Chi-chuen and Mr LEUNG Kwok-hung asked the Administration to explain on what basis it regarded the non-compliance of OAP as simply poor performance, instead of criminal conducts including offences under the Official Secrets Ordinance (Cap. 521) which required the Administration to make a crime report or even prosecute OAP. Regarding the non-compliance of the "confidentiality" and "conflict of interest" provisions in the consultancy agreements of OAP, Dr CHENG Chung-tai enquired about the details of the Administration's setting up of the Consultants Review Committee ("CRC"), its investigation into the non-compliance and how it reached the decision on the penalty for OAP. Dr CHENG considered that with the irregularities yet to be explained, the Administration should scrap the Wang Chau development.

*(Post-meeting note: The Administration's response was issued to members vide LC Paper No. CB(1)254/16-17(01) on 5 December 2016.)*

27. Mr LEUNG Kwok-hung and Dr YIU Chung-yim asked whether the Administration had sought legal advice about making a crime report against OAP when the non-compliance of the "confidentiality" and "conflict of interest" provisions in consultancy agreements of OAP came to light in September 2015. Dr YIU also sought the Administration to confirm whether it had any decision about setting up of CRC to investigate OAP and seeking legal advice about pursuing OAP for the liabilities incurred as a result of the non-compliance in September 2015.

28. Noting that the Administration did not furnish the members with the records about its investigation against OAP despite the members' request in the preceding joint meeting, the Chairman urged the Administration to produce them for members' consideration without delay.

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29. In respect of members' queries mentioned above, Deputy Head (Projects and Environmental Management), Civil Engineering and Development Department and PAS(P&L) gave the following responses:

- (a) The Development Bureau managed the consultants' performance according to the Technical Circular (Works) ("TCW") No. 3/2016, which stated that departments procuring consultancy agreements should set up a CRC to manage consultants' performance reporting and to take regulating actions (such as suspension from bidding) against poor performers. After the non-compliance of OAP came to light, the Civil Engineering and Development Department ("CEDD") investigated the matter and concluded that OAP had neglected to seek the approval of CEDD for OAP to take up an employment by NWD to conduct consultancy work for a property development project at Wang Chau and OAP had used the restricted information relating to its consultancy agreement with CEDD without authorization. On that basis, CEDD appraised and penalized OAP according to TCW;
- (b) Apart from suspending OAP from bidding for three months on all categories of consultancies under the Engineering and Associated Consultants Selection Board, the Administration was also reviewing the other on-going consultancy agreements awarded to OAP. During the three-month suspension period, CEDD would call tenders for about 20 consultancy contracts. The Administration was seeking legal advice against OAP currently; and
- (c) Between September 2015 and June 2016, CEDD exchanged correspondences with OAP seeking explanations by the latter about the information leakage in view of the serious nature of the allegation. In those correspondences, CEDD repeatedly declared that it would reserve the right to pursue the matter further with OAP. The Administration did not seek any legal advice in September 2015.

30. In response to the question of Mr CHU Hoi-dick about whether the Administration had authorised OAP to use the Territorial Population and Employment Data Matrices when the latter was hired to conduct the Planning & Engineering Study for the Housing Department, PSTH(H) replied in the negative.

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*Value of the government land*

31. Dr YIU Chung-yim enquired about the area and rent information of Government land rented on Short Term Tenancies to brownfield operations within the areas of Phases 2 and 3 of the Wang Chau development. The Chairman advised Dr YIU to submit his query in writing for the Administration to give a comprehensive reply after the meeting.

*(Post-meeting note: Dr YIU Chung-yim's written questions were issued to members on 5 December 2016 vide LC Paper No. CB(1)254/16-17(02). The Administration's response was sent to members in electronic form on 6 December 2016 and issued vide LC Paper No. CB(1)260/16-17(01) on 7 December 2016.)*

Motion proposed by Dr KWOK Ka-ki

32. At 12:40 pm, the Chairman announced that the meeting would be extended for 15 minutes to allow more time for discussion and for dealing with a motion proposed by Dr KWOK Ka-ki which she considered relevant to the agenda item.

33. At 12:56 pm, as a quorum was not present at the meeting, the Chairman directed that the Dr KWOK's motion be dealt with at the next joint meeting scheduled for 6 December 2016 for discussing the same agenda item.

*(Post meeting note: Members were informed on 5 December 2016 vide LC Paper No. CB(1)218/16-17(01) of Dr KWOK Ka-ki's request for the withdrawal of his motion from the agenda for the meeting on 6 December 2016.)*

**III. Any other business**

34. There being no other business, the meeting ended at 12:56 pm.

## Appendix

### Panel on Housing and Panel on Development

Joint meeting on Tuesday, 29 November 2016, at 8:30 am  
in Conference Room 1 of the Legislative Council Complex

Meeting to receive public views on  
"Public Housing Development Plan at Wang Chau, Yuen Long "

#### 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.	Mr CHENG Chun-hung	<ul style="list-style-type: none"><li>● Presentation of views as set out in speaking note LC Paper No. CB(1)209/16-17(04) (Chinese version only).</li><li>● He supported the "Phased Development" approach.</li></ul>
2.	Mr Paulus-johannes ZIMMERMAN Southern District Council member	<ul style="list-style-type: none"><li>● There was a lack of concerted efforts among departments to develop brownfield sites efficiently.</li><li>● The brownfield sites were occupied by E-waste and motor scrap yards which provided low economic value, damaged the environment severely and involved breaches of law.</li><li>● The Administration should take actions against these activities before removing the residents from their homeland.</li><li>● It was absurd for the Administration not to keep any records about its consultations with the interested parties in the public housing development plan at Wang Chau ("the Wang Chau development").</li></ul>
3.	Mr SIN Ho-fai Member, Civic Party	<ul style="list-style-type: none"><li>● Presentation of views as set out in submission LC Paper No. CB(1)209/16-17(01) (Chinese version only).</li></ul>
4.	Mr NG Cheuk-hang	<ul style="list-style-type: none"><li>● The non-indigenous villagers were disadvantaged by the Wang Chau development.</li><li>● Land sales by the Administration served no purpose in solving the housing problem.</li></ul>
5.	Mr LAI Wai-tong	<ul style="list-style-type: none"><li>● The squatters currently living at Wang Chau and Hung Shui Kiu area were worried that they would be adversely affected, instead of benefited by the Wang Chau development by the Administration.</li><li>● The Administration should review the approach of informal consultation.</li></ul>

No.	Name of deputation/individual	Submission / Major views and concerns
6.	Mr Perry KWOK Kar-ming	<ul style="list-style-type: none"> <li>● Presentation of views as set out in submission LC Paper No. CB(1)209/16-17(02) (English version only).</li> </ul>
7.	Ms KO Chun-heung	<ul style="list-style-type: none"> <li>● The Administration should not continue with its current approach of conducting consultations.</li> <li>● The Secretary for Transport and Housing ("STH") should meet with the residents of the affected villages.</li> </ul>
8.	Miss LO Kun	<ul style="list-style-type: none"> <li>● The Administration did not communicate with the residents at the three affected villages before notifying them of the repossession of their land in 2015.</li> <li>● She requested to meet STH.</li> </ul>
9.	Mr CHENG Wai	<ul style="list-style-type: none"> <li>● He expressed dissatisfaction with the Administration's failure to consult the affected residents or take proper actions against illegal occupants of government land as well as Ove Arup &amp; Partners Hong Kong Ltd ("OAP") who had allegedly disclosed government's information to third party.</li> <li>● The Administration should scrap the Wang Chau development.</li> </ul>
10.	Miss CHAN Lai-fan	<ul style="list-style-type: none"> <li>● She questioned the reason for the Administration to delay the development of the brownfield sites in the Wang Chau development.</li> </ul>
11.	李玉強先生	<ul style="list-style-type: none"> <li>● He expressed dissatisfaction with the Administration's failure to consult the residents of the affected villages.</li> <li>● LegCo should enquire into the Wang Chau development.</li> </ul>
12.	伍靜嫻小姐	<ul style="list-style-type: none"> <li>● She expressed dissatisfaction with the lack of consultation by the Administration before notifying her family of the repossession of land.</li> </ul>
13.	仇國平博士	<ul style="list-style-type: none"> <li>● Presentation of views as set out in submission LC Paper No. CB(1)173/16-17(01).</li> <li>● He objected to the development approach and urged the Administration to take actions against illegal occupancy of government land and hold the responsible officials accountable for it.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
14.	徐麗娟小姐	<ul style="list-style-type: none"> <li>● The Administration did not consult the residents about the Wang Chau development before October 2015.</li> <li>● She complained about collusion among the Administration, property developers and rural powers.</li> <li>● She demanded for the villages to remain in situ.</li> </ul>
15.	高愛心小姐	<ul style="list-style-type: none"> <li>● She complained that there was no consultation with the residents by the Administration.</li> </ul>
16.	田明輝先生	<ul style="list-style-type: none"> <li>● He criticized STH for not conducting proper consultations and accommodating only the property developers.</li> </ul>
17.	林惠玲小姐	<ul style="list-style-type: none"> <li>● She complained that the Administration had reneged on its pledge that it would accord priority to developing brownfield sites over green belts.</li> <li>● She asserted that removing the residents from their villages would further increase the number of public rental housing applicants and add to the burden of the Administration.</li> <li>● She expressed dissatisfaction with the informal consultations, the lack of communications with the residents by the Administration and the concealment of certain information in the P&amp;E Report by the Administration.</li> <li>● She complained about favouritism in the Wang Chau development.</li> </ul>
18.	林靜華小姐	<ul style="list-style-type: none"> <li>● She expressed concerns about the impact of the Wang Chau development on the environment.</li> </ul>
19.	Mr POON Wing-lok	<ul style="list-style-type: none"> <li>● The Administration should conduct open consultations and social impact assessment on the Wang Chau development.</li> <li>● The Administrations should accord priority to the development of brownfield sites and expedite the study on brownfield sites as soon as possible.</li> <li>● The Administration should improve the land use of land lots now occupied by golf course and military units.</li> <li>● The Administration should defer Phase 1.</li> </ul>
20.	Miss WONG Hiu-nam	<ul style="list-style-type: none"> <li>● She expressed dissatisfaction that the Administration took forward the Wang Chau development at the expense of the residents of the three affected villages at Wang Chau.</li> <li>● STH did not meet the residents to receive their views.</li> <li>● LegCo Councilor Mr LEUNG Che-cheung did not give the residents any genuine assistance.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
21.	陳愛金先生	<ul style="list-style-type: none"> <li>● The Administration should scrap the Wang Chau development.</li> <li>● He demanded criminal investigation into the collusion between the Administration and private developer, who would build deluxe properties on the land currently occupied by Wing Ning Village.</li> <li>● He sought assistance from LegCo Councilor Mr Kenneth LAU Ip-keung.</li> </ul>
22.	Miss CHENG Lai-tong	<ul style="list-style-type: none"> <li>● She complained that there was no consultation with the residents by the Administration in the Wang Chau development.</li> <li>● She questioned the rationale behind the decision of the Administration of damaging the green belts but not using the idle government land lots at Yuen Long Industrial Estate or the vast area of brownfield sites at Wang Chau for public housing construction.</li> <li>● The Administration should terminate the development.</li> </ul>
23.	Mr WU Yip-hong	<ul style="list-style-type: none"> <li>● He expressed dissatisfaction with the Chief Executive and the Administration.</li> <li>● He complained that the Administration had disadvantaged the powerless residents of the affected villages.</li> </ul>
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24.	Miss HUI Sin-hang Community Member Liber Research Community	<ul style="list-style-type: none"> <li>● Presentation of views as set out in submission LC Paper No. CB(1)173/16-17(02).</li> <li>● The Administration was slow in publicizing its study findings in relation to Hung Shui Kiu New Development Area and its study on brownfield sites development.</li> <li>● The Administration underestimated the number of affected residents in the Wang Chau development because it focused on the impact of the development on the operations on the brownfield sites only.</li> <li>● The Administration should accord priority to developing brownfield sites.</li> </ul>
25.	Mr AU Kwok-kuen Member Land Justice League	<ul style="list-style-type: none"> <li>● He expressed disappointment at the absence of the STH and the Secretary for Development ("SDEV") in the joint meeting and the belated reply from the Administration in response to queries raised by Land Justice League.</li> <li>● He also criticized the Administration for providing LegCo with the P&amp;E Report with information being concealed.</li> <li>● He asserted that the housing problems stemmed from an uneven distribution of land, instead of shortage of land.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
		<ul style="list-style-type: none"> <li>● He criticized STH for giving misleading information about the Wang Chau development in the meeting.</li> </ul>
26.	Miss LAM On-ki	<ul style="list-style-type: none"> <li>● She considered the P&amp;E Report to be incomprehensive in that it did not report the existence of the non-indigenous villages affected.</li> <li>● She criticized that the development approach was skewed by giving protection to the operations at the brownfield sites but damaging the green belts.</li> <li>● She opposed to the Wang Chau development.</li> </ul>
27.	Mr WONG Yun-tat 社區事務主任 Neighbourhood and Worker's Services Centre	<ul style="list-style-type: none"> <li>● He criticized the Administration for colluding with private property developer and the consultations were ineffective and unfair. The Administration failed to address the conflict of interest arising from the Wang Chau development and the compensation policy could not do justice to the squatters and non-indigenous villagers in the area.</li> <li>● The Administration should stop the development and launch consultations afresh.</li> </ul>
28.	Mr HO Chi-chung Community Organizer Concerning Grassroots' Housing Rights Alliance	<ul style="list-style-type: none"> <li>● Presentation of views as set out in submission LC Paper No. CB(1)173/16-17(03) (Chinese version only)</li> <li>● He criticized STH and SDEV for being absent from the meeting.</li> <li>● He criticized the Administration for victimizing the underprivileged in taking forward the Wang Chau development but conniving at the unauthorized occupancy of the government land by the operations at brownfield sites.</li> <li>● The Administration failed to maintain the ratio of newly built public housing units to private housing units at 6:4.</li> </ul>
29.	Mr TSANG Wai-him Senior Researcher Our Hong Kong Foundation	<ul style="list-style-type: none"> <li>● Presentation of views as set out in submission LC Paper No. CB(1)173/16-17(04) (Chinese version only)</li> <li>● The Administration should expedite the Wang Chau development to ease the housing problem in Hong Kong.</li> </ul>
30.	鄧坤盛先生 Chairman The Association of the New Territories Open Storage Operators Limited	<ul style="list-style-type: none"> <li>● Presentation of views as set out in submission LC Paper No. CB(1)209/16-17(03) (Chinese version only)</li> <li>● The Administration's plan of relocating the open storage operations at brownfield sites to multi-storey building was impractical.</li> </ul>
31.	林良才先生	<ul style="list-style-type: none"> <li>● He criticized the Administration for giving no responses to the letters sent by the residents of the affected villages to STH.</li> </ul>



No.	Name of deputation/individual	Submission / Major views and concerns
32.	Mr Mark FU Chairperson Liberal Party Youth Committee	<ul style="list-style-type: none"> <li>● He expressed dissatisfaction with the Administration's failure to keep records of the consultation exercises without giving satisfactory explanations the public.</li> <li>● Given the significant contribution of trading and logistics industries to the Gross Domestic Product, the Administration should implement a practical and financially viable relocation policy for the open storage operations before developing the brownfield sites.</li> </ul>
33.	Mr WONG Kwok-wai Representative Democratic Alliance for the Betterment and Progress of Hong Kong ("DAB")	<ul style="list-style-type: none"> <li>● DAB supported the Administration to take forward all three phases of the Wang Chau development on condition the capacity of transport and other ancillary facilities could meet the demand arising from an increase in population. Otherwise, DAB recommended the Phased Development approach.</li> <li>● In taking forward the development, the Administration should appropriately compensate and resettle the affected residents and the open storage operations, such that the residents could resettle in the current locality and the livelihood of the workers would not be adversely affected.</li> </ul>
34.	Mr CHEANG Ka-wai Representative Wang Chau Green Belt Concern Group	<ul style="list-style-type: none"> <li>● Presentation of views as set out in submission LC Paper No. CB(1)173/16-17(11) (Chinese version only)</li> <li>● He gave views on the shortcomings of the Administration in taking forward the Wang Chau development.</li> <li>● The Administration should halt the development and let the villages remain in-situ.</li> </ul>
35.	Mr CHAN Kin-yip Director Federation of Hong Kong Agricultural Associations	<ul style="list-style-type: none"> <li>● Presentation of views as set out in submission LC Paper No. CB(1)199/16-17(01) (Chinese version only)</li> <li>● He expressed concerns about the hardship faced by the farmers in the Administration's development projects in the New Territories.</li> </ul>
36.	葉美容女士	<ul style="list-style-type: none"> <li>● She demanded for the villages to remain in-situ.</li> </ul>
37.	Mr Stanley CHAING 召集人 新界西北露天倉大聯盟	<ul style="list-style-type: none"> <li>● He explained the difficulties faced by the logistics industry and criticized the Short-term Tenancy policy of the Administration in renting land to logistics industry operators. The Administration should review the policy.</li> <li>● He agreed with the Administration's approach in handling the open storage operations currently occupying the brownfield sites.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
38.	謝威裕先生	<ul style="list-style-type: none"> <li>● He condemned the absence of STH and SDEV in the meeting to answer the queries of the public.</li> <li>● He expressed dissatisfaction with the lack of transparency of the informal consultations and the absence of records thereof.</li> <li>● He criticized the Administration for giving short-term lease to the open storage operations which occupied the government land without authorization.</li> </ul>
39.	Mr TONG Kin-fung	<ul style="list-style-type: none"> <li>● Presentation of views as set out in submission LC Paper No. CB(1)173/16-17(05) (Chinese version only)</li> <li>● He queried about the mechanism of penalizing OAP, the background of OAP being employed by a private developer to provide services for a property development project in Wang Chau, the involvement of Hong Kong Science and Technology Park Corporation in the Wang Chau development as well as the shortcomings of the baseline review of the development.</li> <li>● He demanded for the villages to remain in situ. The Administration should enhance the transparency in addressing public's concern about the Wang Chau development.</li> </ul>
40.	Mr WU Yiu-cheung Community Officer Neo Democrats	<ul style="list-style-type: none"> <li>● He was dissatisfied with the absence of STH and SDEV at the meeting and the approach of informal consultations.</li> <li>● The Administration failed to put efforts in developing the brownfield sites or golf courses in similar large scale development projects.</li> <li>● He considered that DAB had a role to play in the current situation in the Wang Chau development because Mr LEUNG Che-cheung was approached by the Administration in the informal consultations.</li> </ul>
41.	Mr WONG Chi-sung	<ul style="list-style-type: none"> <li>● He expressed dissatisfaction with the informal consultations, the Administration's connivance at illegal occupancy of government land and the victimization of the local residents, PRH applicants and aspired Home Ownership Scheme flat buyers in the revised development plan of Wang Chau.</li> <li>● He urged the Administration to accord priority to repossession of government land and development of brownfield sites.</li> <li>● He demanded to scrap the Wang Chau development and conduct consultations with the affected residents.</li> </ul>

No.	Name of deputation/individual	Submission / Major views and concerns
42.	李玉薇女士 委員 香港天主教正義和平委員會	<ul style="list-style-type: none"> <li>● She complained that there was no comprehensive study into the number of affected residents and how they would be adversely affected by Phase 1 of the Wang Chau development.</li> <li>● She urged the Administration to consider repossessing the land designated for small house building, accord priority to the development of brownfield sites, draw up a time table for public housing construction at Wang Chau and prohibit the continuous expansion of brownfield sites.</li> <li>● She expressed regret at the fact that there was no independent enquiry into the Wang Chau project.</li> </ul>
43.	Miss Katy NG Community Officer, Yuen Long Democratic Party	<ul style="list-style-type: none"> <li>● She criticized the Chief Executive for postponing Phases 2 and 3 of the Wang Chau development to please the rural powers and property developers.</li> <li>● She urged the Administration to repossess the land earmarked for Phase 2 and 3 pursuant to the Lands Resumption Ordinance (Cap. 124) and conduct the necessary freezing survey.</li> </ul>
44.	何啟明先生 召集人 青年民協	<ul style="list-style-type: none"> <li>● He criticized the Administration for skipping the necessary Environmental Impact Assessment ("EIA") on the pretext that the area and number of residents under the study of Phase 1 did not meet the requirement for conducting EIA under the Environmental Impact Assessment Ordinance (Cap. 499).</li> <li>● He criticized the other political parties for blindly supporting the Administration in the Wang Chau development.</li> <li>● He suggested ways to increase land supply.</li> </ul>
45.	Mr CHUNG Chin-kiu Representative Demosisto	<ul style="list-style-type: none"> <li>● He demanded the Administration to explain how it reached the decision of penalty against OAP and disclose fully the details about the non-compliance of OAP.</li> </ul>
46.	Mr LAM Hoi-tat Chairman Hong Kong Container Tractor Owner Association Ltd	<ul style="list-style-type: none"> <li>● He pointed out the significance of brownfield sites to the competitiveness and operation of logistics industry.</li> <li>● While acknowledging the housing needs in the society, he urged the Administration to properly handle the relocation and compensation policy for the affected brownfield operations and residents.</li> </ul>
47.	王佩英女士	<ul style="list-style-type: none"> <li>● She urged the Administration to visit their villages and listen to their views.</li> </ul>

### Submissions from parties not attending the meeting

No.	Name of deputation/individual	Submission / Major views and concerns
1.	Mr CHAN Kwan-wai	LC Paper No. CB(1)173/16-17(06) (Chinese version only)
2.	張晞蔚	LC Paper No. CB(1)173/16-17(07) (Chinese version only)
3.	Mr LEUNG Yiu-shing	LC Paper No. CB(1)173/16-17(08) (Chinese version only)
4.	鄭舜怡	LC Paper No. CB(1)173/16-17(09) (Chinese version only)
5.	屏山鄉橫洲楊屋村村代表	LC Paper No. CB(1)173/16-17(10) (Chinese version only)
6.	簡智聰	LC Paper No. CB(1)209/16-17(05) (Chinese version only)
7.	橫洲醜聞關注組之一	LC Paper No. CB(1)249/16-17(01) (Chinese translation of an original braille submission)

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