

立法會
Legislative Council

LC Paper No. CB(1)115/19-20
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

**Minutes of the special meeting held on
Wednesday, 19 September 2018, at 9:00 am
in Conference Room 1 of the Legislative Council Complex**

Members present : Hon Tommy CHEUNG Yu-yan, GBS, JP (Chairman)
Hon Kenneth LAU Ip-keung, BBS, MH, JP (Deputy
Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon CHAN Hak-kan, BBS, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon CHAN Chi-chuen
Hon CHAN Han-pan, BBS, JP
Hon LEUNG Che-cheung, SBS, MH, JP
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon Alvin YEUNG
Hon Andrew WAN Siu-kin
Hon CHU Hoi-dick
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH
Hon CHAN Chun-ying, JP
Hon Tanya CHAN
Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LAU Kwok-fan, MH

Dr Hon CHENG Chung-tai
Hon KWONG Chun-yu
Hon Jeremy TAM Man-ho
Hon Gary FAN Kwok-wai
Hon Vincent CHENG Wing-shun, MH
Hon Tony TSE Wai-chuen, BBS

Member attending : Hon Steven HO Chun-yin, BBS

Members absent : Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon CHAN Kin-por, GBS, JP
Hon WONG Kwok-kin, SBS, JP
Hon Paul TSE Wai-chun, JP
Hon WU Chi-wai, MH
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming

Public officers attending : **Agenda item I**

Mr Michael WONG Wai-lun, JP
Secretary for Development

Ms Doris HO Pui-ling, JP
Deputy Secretary for Development (Planning and Lands)¹

Miss Cheryl CHOW Ho-kiu
Principal Assistant Secretary (Planning and Lands)²

Attendance by Invitation : **Agenda item I**

Mr Stanley WONG Yuen-fai, SBS, JP
Chairman
Task Force on Land Supply

Ir Dr Greg WONG Chak-yan, BBS, JP
Vice-chairman
Task Force on Land Supply

**Attendance by
Invitation**

: Session One

Mr WONG Ho-ming

Mr SZE Ching-wee

Mr Paul ZIMMERMAN
CEO
Designing Hong Kong

Ms CHAN Po-ying

Mr Jaco CHOW

Ms HUI Wun-wun

Mr TANG Po-shan
成員
土地公義分配關注組

Miss CHAN Wing-tung
Organizer
Hong Kong Subdivided Flats Concerning Platform

Mr Andy CHU Kong
Campaigner
Greenpeace

Mr POON Wing-lok

Mr WONG Ka-chun
Member
Hong Kong Subdivided Flats Residents Alliance

Mr KWOK Wing-kin
Chairman
Labour Party

Miss YAM Chun
Organizing Committee
關注基層住屋聯席

Mr 吳偉釗

Mr Victor CHAN

Mr 夏劍琨

代表

New People's Party

Mr Howard HUNG

Mr 張柏源

Mr Stanley CHAN

Mr MAK Tak-ching

Mr HA Hei-lok

Miss YUEN Wai-yin

Mr LAI Ming-chak

Sai Kung District Council member

Mr 陳建業

副主席

自由黨青年團

Miss MA Ka-po

Ir Ringo YU Shek-man

President

The Hong Kong Institution of Engineers

Ms Samantha LEE

Assistant Director, Oceans Conservation

WWF- Hong Kong

Miss 徐可儀

Mr CHAN Pui-ming

Mr YUNG Ming-chau

Mr LAM Chi-yeung
Vice-Spokesperson of DAB (Development)
Democratic Alliance for the Betterment and Progress of
Hong Kong

Session Two

Mr Andy YU
Yau Tsim Mong District Council member

Mr CHENG Tat-hung
Eastern District Council member

Miss CHEUNG Sin-ying

Mr LEE Ka-ho
District Developer of the New Territories West
Civic Party

Mr 何竑
中央委員
自由黨

Miss CHAN Wing-kwan
Campaign Officer
The Conservancy Association

Mr TAM Hoi-pong

Miss HUI Sin-hang

Mr Eddie LAM

Mr FUNG Kam-lam
Convener
Peng Chau Reclamation Concern Group

Mr Danny LAI
Chief Executive Officer
Hong Kong Golf Association Ltd

Mr Ian GARDNER
General Manager
Hong Kong Golf Club

Mr CHIU Kwok-wai
Executive Director
Federation of Public Housing Estates

Mr MUK Ka-chun

Mr Kenneth LAU Ka-lok
Spokesman
Hong Kong Alliance of Golfers

Mr Ryan IP Man-ki
Senior Researcher
Our Hong Kong Foundation

Mr LUI Man-kwong

Mr 阮建中
召集人
納米房屋關注組

Ms WONG Pui-chi
Senior Project Officer
Greeners Action

Mr TSUI Yuen-wa
Southern District Council member

Mr CHICK Kui-wai

Mr Timothy-John PEIRSON-SMITH

Dr 沈運龍
秘書長
Hong Kong Business Community Joint Conference

Miss 葉美容
Member
Old District Autonomy Advancement Group

Mrs YU Ming-yin

Mr CHEUNG Siu-keung
President
Hong Kong Fishermen Consortium

Mr CHAN Hoi-hing
Minister
Good Neighbour North District Church

Mr WONG Yuen-tai
President
Farmket Ltd

Mr FUNG Kin-chung
President
香港養豬業發展協會

Miss YEUNG Suet-ying
Wan Chai District Council member

Dr 陸地
創會主席
香港工商品牌保護陣線

Miss Vivian YUEN Wai-yu

Session Three

Ms 黃杏雲

Miss NG Chun-wing

Mr Andrew NG Ka-chun

Ms LEE Wai-ming

Mr SO Wing-lap

Mr Christopher POOLEY
Commodore
Aberdeen Boat Club

Mr TSE Sai-kit
Convener
Save Lantau Alliance

Ms 梁秀芬
主席
海典灣居民權益協會

Mr YIP Tsz-lam

Ms LAU Yuen-yee
Executive Secretary
Produce Green Foundation

Mr 梁德明
成員
新農復耕關注組

Mr WONG Yu-wing
CEO
Hong Kong Organic Association

Dr LAU Chi-hung

Miss 梁碧雯

將軍澳陳太

Ms LAU Lai-kwan
項目經理
香港有機生活發展基金

Mr WONG Chun-kin

Mr NG Chi-pui
Chairman
Charity Mutual Aid Society

Miss CHOW Ting
Member
Demosisto

Mr MAK Wing-hoi
Co Founder
350香港

Session Four

Mr SIU Lok-yan
Student
Ecology & Biodiversity Society, SS, HKUSU

Ms HO Ka-po

Mr Derrick YIP
副會長
香港房地產協會

Ir Graham PRICE

Mr TANG Tung-fat

Mr Dicky LEE
Chief Editor
LALAGolf Magazine

Mr 楊政賢
Campaign Manager
Citizens Task Force on Land Resources

Mr LIU Wai-lim

Mr LEE Koon-hung
Chairman
Sha Tau Kok District Rural Committee

Mr 梁偉權
召集人
南區民生關注組

Mr TSANG Yuk-on
Indigenous Inhabitant Representative
Sha Tau Kok Mui Tsz Lam Village

Mr PANG Wang-kin
Fanling Wai Resident Representative
Fanling District Rural Committee

Mr LO Ho-chung
Representative
Wang Toi Shan Village Office

Mr CHU Hon-chung
社會事務主任
The Federation of Hong Kong & Kowloon Labour Unions

Mr LAU Kai-hong
Sheung Yeung Resident Representative
Hang Hau Rural Committee

Mr Calvin HO Kai-ming
Sham Shui Po District Council member

Dr YAU Wing-kwong
Chief Executive Officer
Environmental Association

Mr SIN Hung-fai
召集人
關注資助出售房屋權益大聯盟

Mr Francis CHEUNG Neoton
Convenor
Doctoral Exchange

Dr Jeffrey HUNG
Acting Senior Programme Manager
Friends of the Earth (HK)

Mr John WOO
Commodore
Royal Hong Kong Yacht Club

Mr 黎治甫
成員
公屋被迫遷戶關注組

Mr CHAN Sik-mo
Indigenous Inhabitant Representative
South Lantau Tong Fuk Village

Mr 蕭鍵文

Mr TANG Jeb-ming
President
Hong Kong Lantau Island Association

Miss MAK Hei-man

Session Five

Mr WAN Tung-yat
Indigenous Inhabitant Representative
South Lantau Pui O Lo Wai

Mr CHAN Cho-leung

Sr KWOK Ngok-chung
President
The Hong Kong Institute of Surveyors

Mr LI Ting-fung
Chief Campaigner
Hong Kong Association for Democracy and People's
Livelihood

Mr 馮尚煒

Miss CHEUNG Lok-ki

Ms 徐玉珍

Mr CHANG Ka-tai

Mr KEUNG Siu-fai

Mr Jeff KU

WONG Mei-yuk

Mr MAK Chi-kit
Senior Research Officer
Green Sense

Mr Martin HADAWAY

Mr LEE Yiu-bin
Chairman
Sai Kung North Rural Committee

Clerk in attendance : Ms Doris LO
Chief Council Secretary (1)2

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

Mr Raymond CHOW
Senior Council Secretary (1)6

Ms Christina SHIU
Legislative Assistant (1)2

Miss Joey LAW
Clerical Assistant (1)2

Action

I Receiving public views on "Planning for land supply in Hong Kong"

Meeting with deputations and the Administration

(LC Paper No. CB(1)1389/17-18(01) — Development Bureau and Task Force on Land Supply's paper on land supply

LC Paper No. CB(1)996/17-18(05) — Paper on initiatives to increase land supply prepared by the Legislative Council Secretariat (Updated background brief))

Action

Booklet and pamphlet entitled "Land for Hong Kong: Our Home, Our Say!"

Submissions from deputations/individuals not attending the meeting

- (LC Paper No. CB(1)1380/17-18(45) — Submission from TourisMan.hk (Chinese version only)
- LC Paper No. CB(1)1380/17-18(46) — Submission from Construction Industry Council
- LC Paper No. CB(1)1380/17-18(47) — Submission from a member of the public (鄭俊鴻先生) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(48) — Submission from Dr CHENG Siu-kei (Chinese version only)
- LC Paper No. CB(1)1380/17-18(49) — Submission from Hong Kong Institute for Satoyama Initiatives (Chinese version only)
- LC Paper No. CB(1)1380/17-18(50) — Submission from Mr Chris WONG (Chinese version only)
- LC Paper No. CB(1)1380/17-18(51) — Submission from Mr TANG Tim (English version only)
- LC Paper No. CB(1)1380/17-18(52) — Submission from a member of the public (林芷筠女士) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(53) — Submission from Ms Candi Anna CHAN Yi-jen (Chinese version only)
- LC Paper No. CB(1)1380/17-18(54) — Submission from Ms Petrina TAM (English version only)
- LC Paper No. CB(1)1380/17-18(55) — Submission from Hong Kong Teacher's Golf Association (Chinese version only)

Action

- LC Paper No. CB(1)1380/17-18(56) — Submission from a member of the public (陳景祥先生) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(57) — Submission from Mr CHAN Hiu-fung, MH (Chinese version only)
- LC Paper No. CB(1)1380/17-18(58) — Submission from a member of the public (劉瀾昌博士) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(59) — Submission from a member of the public (鄔滿海) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(60) — Submission from Prof Terence CHONG T L (Chinese version only)
- LC Paper No. CB(1)1380/17-18(61) — Submission from a member of the public (林正財醫生) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(62) — Submission from Mr Peter HUNG (Chinese version only)
- LC Paper No. CB(1)1380/17-18(63) — Submission from Mr Roy LEE (English version only)
- LC Paper No. CB(1)1380/17-18(64) — Submission from Chinese Recreation Club, Hong Kong (Chinese version only) (Restricted to Members)
- LC Paper No. CB(1)1380/17-18(65) — Submission from a member of the public (吳子倫先生) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(66) — Submission from a member of the public (呂施施小姐) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(67) — Submission from Mr Vincent YUEN (Chinese version only)
- LC Paper No. CB(1)1380/17-18(68) — Submission from Mr Antony LEUNG Kam-chung (Chinese version only)

Action

- LC Paper No. CB(1)1380/17-18(69) — Submission from Eric LEE Yin-tse, Ph. D (English version only)
- LC Paper No. CB(1)1380/17-18(70) — Submission from Hong Kong Single Parents Association (Chinese version only)
- LC Paper No. CB(1)1380/17-18(71) — Submission from a member of the public (林子豐) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(72) — Submission from The Community Chest (English version only)
- LC Paper No. CB(1)1380/17-18(73) — Submission from Aoi Pu School (English version only)
- LC Paper No. CB(1)1380/17-18(74) — Submission from The Hub (English version only)
- LC Paper No. CB(1)1380/17-18(75) — Submission from Ever Blue Golfers Society (English version only)
- LC Paper No. CB(1)1380/17-18(76) — Submission from a member of the public (黃煥民) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(77) — Submission from The Hong Kong Professional Golfers' Association Limited (Chinese version only)
- LC Paper No. CB(1)1380/17-18(78) — Submission from Buddhist Po Ching Home for the Aged Women (English version only)
- LC Paper No. CB(1)1380/17-18(79) — Submission from Children Chiropractic Foundation (English version only)
- LC Paper No. CB(1)1380/17-18(80) — Submission from Ronald LU (English version only)
- LC Paper No. CB(1)1380/17-18(81) — Submission from a member of the public (黃玉英) (Chinese version only)

Action

- LC Paper No. CB(1)1380/17-18(82) — Submission from Raymond (Chinese version only)
- LC Paper No. CB(1)1380/17-18(83) — Submission from Eva YEUNG (Chinese version only)
- LC Paper No. CB(1)1380/17-18(84) — Submission from a member of the public (曹偉堅) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(85) — Submission from Connie WONG (Chinese version only)
- LC Paper No. CB(1)1380/17-18(86) — Submission from Estella YAU (Chinese version only)
- LC Paper No. CB(1)1380/17-18(87) — Submission from Heidi LEUNG (Chinese version only)
- LC Paper No. CB(1)1380/17-18(88) — Submission from Janet (Chinese version only)
- LC Paper No. CB(1)1380/17-18(89) — Submission from Kit LAM (Chinese version only)
- LC Paper No. CB(1)1380/17-18(90) — Submission from a member of the public (宗) (Chinese version only)
- LC Paper No. CB(1)1380/17-18(91) — Submission from The Clearwater Bay Golf & Country Club (English version only)
- LC Paper No. CB(1)1398/17-18(05) — Submission from Ivonne LEUNG (Chinese version only)
- LC Paper No. CB(1)1398/17-18(06) — Submission from a deputation (《專業。民主。起動》) (Chinese version only)
- LC Paper No. CB(1)1398/17-18(07) — Submission from a member of the public (吳永輝 規劃師) (Chinese version only)

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LC Paper No. CB(1)1398/17-18(08) — Submission from The Hong Kong Bird Watching Society (English version only)

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

- (a) Submission from League of Social Democrats (Chinese version only);
- (b) Submission from Mr Jaco CHOW (Chinese version only);
- (c) Submission from The Conservancy Association (Chinese version only);
- (d) Submission from Mr Timothy-John PEIRSON-SMITH (English version only);
- (e) Submission from Mrs YU Ming-yin (Chinese version only);
- (f) Submission from Ms Shirley WONG (Chinese version only);
- (g) Submission from Aberdeen Boat Club (English version only);
- (h) Submission from a deputation (南區民生關注組) (Chinese version only);
- (i) Submission from Mr CHANG Ka-tai (Chinese version only);
and
- (j) Submission from Ir Dr Otto POON (English version only).

(Post-meeting note: The submissions tabled at the meeting were circulated to members vide LC Paper Nos. CB(1)1401/17-18(01) to (10) by email on 20 September 2018.)

Meeting arrangements

2. The Chairman advised that the meeting would be conducted in five sessions with a five-minute break between the sessions, and a lunch break

Action

between 12:55 pm and 2:00 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, 31 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

The responses of the Administration and the Task Force on Land Supply

4. The Secretary for Development ("SDEV") made the following key responses to the views of deputations and individuals:

- (a) the current-term Government had attached great importance to increasing the supply of public housing. For the short-to-medium term, the Administration had identified over 210 potential housing sites to provide about 310 000 housing units, over 70% of which would be for public housing. For those 26 sites announced in the 2017 Policy Address, they were capable of producing 60 000 housing units and over 80% would be for public housing. In respect of major housing production in the medium-term, the Government had increased the development intensity of public housing sites in Kwu Tung North and Fanling North ("KTN/FLN") New Development Area ("NDA") to bring an additional 12 000 public housing units. Furthermore, the Administration had recently re-allocated nine private housing sites at Kai Tak and Anderson Road Quarry developments to public housing use, which altogether could provide about 11 000 housing units;
- (b) land was required not only to provide housing but also other essential facilities. Generally speaking, a quarter or so of a housing site would be used for construction of residential units, whilst the remaining area would be used for providing infrastructures and ancillary facilities that were necessary to support the housing development and the community;
- (c) as regards housing development on the periphery of country parks, the Administration would decide on the way forward

Action

taking into account the results of public engagement ("PE") carried out by the Task Force on Land Supply ("TFLS") and relevant studies being undertaken by the Hong Kong Housing Society on two pilot areas;

- (d) land development takes time. Hence, the Administration should not hold up necessary and on-going work pending completion of the work of TFLS, including studies on reclamations and NDA projects;
- (e) subject to further studies and according to a very rough estimate, the cost of proposed reclamations at the central waters would be about \$1,500 per square feet ("sq. ft."), which was broadly comparable to the prevailing level of ex-gratia compensation (about \$1,300 per sq. ft.) being offered to land owners of private lots in Zone A in the New Territories ("NT") to be resumed by the Government. It was also estimated that the costs and challenges for providing transport infrastructures for the central waters artificial islands should be no more than that for supporting a NDA of similar scale in NT. As regards various concerns over reclamations, the detailed studies to be conducted, including technical feasibility studies and environmental impact assessment, would assess the potential impact of reclamations on the marine environment, ecology, fisheries, etc. and would propose solutions and mitigating measures to address potential impact in compliance with the applicable statutory requirements and procedures; and
- (f) on the ways to tap into private agricultural land reserve in NT, the society should keep an open mind to the proposed public-private partnership ("PPP"), which had been adopted in taking forward a number of major housing developments such as Mei Foo Sun Chuen, Whampoa Garden and Taikoo Shing. In working out the suitable mode of PPP to help unleash the development potential of private agricultural land in NT, the Administration would strive to maximize the public interest, explain to the public the basis of the proposal, and duly address concerns over transparency.

Action

5. Chairman of TFLS ("C/TFLS") made the following key responses to the views of deputations and individuals:

- (a) TFLS had so far conducted over 180 PE activities in various forms through multiple channels and at different levels, including over 10 youth sharing and engagement sessions, school talks in 20 secondary schools, and over 40 roving exhibitions at 18 districts;
- (b) TFLS had hoped that the extensive PE could tap into the collective wisdom and join hands with the community to help solve the land shortage problem, despite the complexity of some land supply options;
- (c) TFLS had all along emphasized that a multi-pronged approach was key to providing sufficient land to meet all development needs. Apart from housing, TFLS noted a land shortage of some 720 hectares ("ha") in the long term for Government, Institution or Community ("G/IC") uses, open space and transport and infrastructure facilities, which was calculated with reference to a ratio of 3.5 square metres ("m²") per person for G/IC facilities, 2.5 m² per person for open space, and 5 m² per person for transport and infrastructure facilities. Upon increasing land supply through implementing different land supply options, the specific uses of land would be subject to further planning and detailed studies;
- (d) TFLS had yet to submit its preliminary observations on the PE exercise conducted so far to the Chief Executive ("CE"). TFLS would likely focus on the more widely discussed land supply options and reflect objectively different views in the submission; and
- (e) after completion of the PE exercise on 26 September 2018, TFLS would consolidate and analyze all the quantitative and qualitative views collected from various channels, with a view to drawing up its recommendations for submission to the Administration by the end of 2018.

6. The Chairman said that as Session One was scheduled to end at 10:55 am, there was not sufficient time for members to raise questions.

Action

Session Two

Presentation of views by deputations/individuals

7. At the invitation of the Chairman, 32 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

The responses of the Administration and the Taskforce on Land Supply

8. Ms Tanya CHAN suggested that SDEV and C/TFLS should appropriately shorten their responses to allow time for members to raise questions. The Chairman said that he understood the wish of members to raise questions, but it was also necessary for SDEV and C/TFLS to respond to the views expressed by deputations/individuals. Members might raise questions by the end of this session if time allowed.

9. In addition to points 4(a), (b), (d) and (e) made in Session One, SDEV made the following key responses to the views of deputations and individuals:

- (a) there were more than 1 300 ha of brownfield sites in the NT, around 540 ha of which (about 40%) had been covered by some large-scale development projects in the pipeline, including NT North. In a bid to identify and unleash the development potential of more brownfield sites, the Administration was considering advancing the Phase 1 planning and engineering study on NT North; and
- (b) as regards urban renewal, a major hurdle was to identify financially viable projects in built-up areas where the developable plot ratio had mostly been used up. Another challenge was to make suitable rehousing arrangements or identify decanting sites for the affected residents. These were relevant factors that the Urban Renewal Authority had to take into account when planning and taking forward urban renewal projects.

10. C/TFLS made the following key responses to the views of deputations and individuals:

Action

- (a) since the launch of the PE exercise in April 2018, TFLS had reached out to a wide spectrum of stakeholders through myriad activities and channels. Youth exchange sessions and school talks were also organized to gauge the views of young people on land supply issues;
- (b) the PE exercise had been organized in a strategic, structured and serious manner. Members of the public had been actively participating in the interactive discussions and offered valuable views;
- (c) given that Hong Kong would face a land shortfall of at least 1 200 ha in future and that no single land supply option could completely tackle the problem, a multi-pronged strategy must be adopted to increase land supply. Moreover, options for the short-to-medium term and medium-to-long term had to be implemented concurrently in order to address the imminent demand for land while providing continuous land supply to meet the future needs of Hong Kong; and
- (d) the whole community should consider together how to strike a balance between land development and environmental protection. As in the case of developing brownfield sites, land development could help improve the surrounding environment through regularization of land uses and provision of better infrastructures. It was also necessary to balance the benefits to society as a whole and the interests of those affected by the development.

11. As it was already beyond the scheduled ending time of Session Two at 12:55 pm after SDEV and C/TFLS had given their responses, Mr Gary FAN requested the Chairman to consider extending this session for 15 minutes to allow time for members to raise questions. The Chairman decided not to accede to Mr FAN's request.

Session Three

Declaration of interest

12. The Deputy Chairman declared that he was the Chairman of Heung Yee Kuk N.T., Chairman of the Tuen Mun Rural Committee, Indigenous

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Inhabitant Representative of Tuen Mun Lung Kwu Tan Village, a Voting Member of the Hong Kong Jockey Club, a member of the Fanling Golf Club ("FGC") as well as possessed land in NT. He would not give personal views on the subject under discussion.

Presentation of views by deputations/individuals

13. At the invitation of the Deputy Chairman, 20 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

The responses of the Administration and the Taskforce on Land Supply

14. In addition to points 4(a), (b), (d) and (e), and 8(a) made in the previous sessions, SDEV made the following key responses to the views of deputations and individuals:

- (a) provision of community facilities such as Residential Care Home for the Elderly was generally planned according to the Hong Kong Standards and Planning Guidelines. It would be difficult to meet the growing demand for community facilities and services in the existing densely-populated districts with little developable land or available floor space; supply of more land was hence a prerequisite to address the issue;
- (b) the building stock of Hong Kong was ageing rapidly, but there were only few sites left with high redevelopment potential in old districts such as Yau Ma Tei and Mong Kok where the developable plot ratio for housing had been mostly maximized. With more land, there could be more solution space to help facilitate redevelopment of existing built-up areas, reduce the overall development density and create a more liveable built environment for residents; and
- (c) regarding support to the agriculture sector, the Food and Health Bureau ("FHB") were undertaking studies on the development of Agricultural Park at Kwu Tung South and the agricultural priority areas.

15. C/TFLS made the following key responses to the views of deputations and individuals:

Action

- (a) a multi-pronged approach was necessary for meeting the land shortfall of at least 1 200 ha (of which some 230 ha was for residential uses, 256 ha for economic uses and 720 ha for infrastructure, G/IC facilities and open space) in the long run up to 2046; and
- (b) in the questionnaire prepared for the PE exercise, TFLS had categorized the land supply options by the lead time required to materialize their estimated land yield. Four options were capable of supplying land in the short-to-medium term and 10 in the medium-to-long term, while eight were conceptual options as the timing and amount of land to be supplied could not be ascertained at this stage. The short-to-medium term options and medium-to-long term options could potentially produce nearly 3 300 ha of land in total, suggesting great flexibility for the respondents to make choices and decide on a combination of the preferred options that could help meet the 1 200 ha land supply target. Besides, it was not mandatory for the respondents to choose sufficient options to meet the 1 200 ha target, though they were encouraged to do so.

Discussion

Inclusion of land supply options in the public engagement exercise

16. Dr KWOK Ka-ki considered that the PE exercise of TFLS had pre-determined position towards some land supply options. He surmised that developable land in Hong Kong was more than 1 200 ha, yet the Administration had intended not to pursue some options, such as developing the extant "Village Type Development" zones ("V" zones), resuming the FGC site for alternative uses, developing brownfields and land hoarded by major private developers, etc. He was disappointed that the Administration had inclined towards some highly controversial options, such as the costly ELM development and the PPP approach for housing development despite concerns over Government-business collusion.

17. SDEV stressed that the Administration did not have pre-determined position towards any land supply options, yet with imminent land shortage and given the long lead time for land development, on-going works to increase land supply, including various studies on reclamations and NDA projects had to continue alongside the conduct of the PE exercise by TFLS. In respect of NDA projects, it was noteworthy that land would be resumed

Action

mainly by invoking the Lands Resumption Ordinance (Cap. 124) ("LRO") in accordance with the existing mechanism. Under the enhanced Conventional New Town Approach, the Administration would also allow land exchange applications from land owners of sites planned for private developments, subject to their meeting the specified criteria and conditions.

18. C/TFLS responded that the options cited by Dr KWOK were all included among the 18 land supply options presented in the PE exercise. Upon conclusion of the PE exercise on 26 September 2018, the Social Sciences Research Centre of the University of Hong Kong that TFLS had commissioned as an independent view analysis agency would conduct the qualitative and quantitative analyses of views received during the PE. TFLS would then examine the analyses holistically, with a view to drawing up its recommendations for submission to the Administration by the end of 2018. At this stage, TFLS did not have any pre-determined positions towards the land supply options.

Use of military sites

19. Mr CHAN Chi-chuen asked whether it was genuinely necessary for reserving over 2 700 ha of land as military sites and locating some even in the city centre. Pointing out that the use of military sites was not among the land supply options in the PE exercise, Mr CHAN asked whether the Administration would not consider crossing the red line to liaise with the Central Authorities for releasing some of the sites for other developments. With the permission of the Deputy Chairman, an individual attending the meeting asked how the Administration would ascertain whether a military site was not idle.

20. SDEV remarked that the use and management of military sites were matters of national defence for which the Central People's Government ("CPG") had sole responsibility under the Basic Law. All existing military sites were used for defence purposes with none left idle. The Hong Kong Special Administrative Region ("HKSAR") Government had no plan to seek any change to the use of these sites.

Use of sites under Private Recreational Leases

21. Mr CHAN Chi-chuen took the view that the resumption of sites under Private Recreational Leases ("PRL") involved relatively low cost and hence should be pursued. He further asked about the Administration's

Action

stance towards the proposed resumption of the FGC site for other development purposes.

22. SDEV advised that pending conclusion of the review of the PRL policy being conducted by Home Affairs Bureau ("HAB") and the PE exercise of TFLS, the Administration would keep an open mind towards the proposed use of the FGC site for other development purposes.

Development of transport infrastructure

23. Mr LAU Kwok-fan was concerned that the concentration of many new development projects in NT North would aggravate the pressure over the transport system in the district, and lead to opposition in the local community that was not favourable for taking forward the projects. He urged the Administration to effectively enhance the transport infrastructure of the district with a view to addressing concerns over the transport issues.

24. SDEV advised that Transport and Housing Bureau would commence a strategic study for railways and major roads beyond 2030 to examine the transport infrastructure required to support the territorial needs of Hong Kong and cope with the traffic demand from the planned development of Northwest NT, NT North and Lantau.

Building consensus on the preferred land supply options

25. Mr Tony TSE opined that it would be difficult achieving consensus over the preferred land supply options, and he asked whether, by recommending a multi-pronged approach towards land supply, it meant that TFLS were not according priorities among the land supply options.

26. C/TFLS noted that it would not be an easy task to build consensus on land supply options given their varying impacts on different stakeholders. It was neither possible to achieve unanimous consensus. Nonetheless, the PE exercise was aimed at reaching out to all walks of life, including the "silent majority", with a view to building the broadest consensus in society. TFLS also stressed that given the pressing problem of land shortage, it would be necessary to adopt a multi-pronged approach and concurrently implement different land supply options to sustain the supply of land in the short-, medium- and long-term.

27. Ir Dr LO Wai-kwok doubted it would be too simplistic for TFLS to make recommendations on the land supply options based merely on the percentage of responses supporting and opposing the options. C/TFLS

Action

clarified that apart from the quantitative views collected from the questionnaires and telephone surveys, TFLS would also give due considerations to the qualitative views received from various PE activities and public submissions, including those from the public and professional bodies, when making its recommendations on the land supply options.

28. Mr Steven HO commented that the PE exercise was flawed in many aspects. The many on-going development projects as well as the pre-emptive remarks made by CE had inappropriately put pressure on the work of TFLS and diverted the discussion focus under the PE exercise. He said that while the society generally acknowledged the land shortage problem and the need for creating more developable land, it was incumbent upon the Administration to balance the interests of individuals and mitigate the negative impacts, including the environmental impacts, when taking forward the development projects. He relayed the disappointment of the fisheries industry that the Administration had yet to provide any acceptable solutions to mitigate the adverse impact of reclamation for ELM on the fish culture areas nearby and the operation of the fisheries industry. Also, it was disappointing that under the existing compensation mechanism, upon removal of pig sheds for development, the affected pig farmers would only receive ex-gratia compensation calculated based on the rate for the removal of an ordinary squatter structure. All these had led to oppositions from the affected stakeholders and unnecessarily created barriers for the implementation of the development projects. As such, he urged the Administration to duly address the concerns and interests of the relevant stakeholders in taking forward the development projects.

29. Mr LAU Kwok-fan expressed that the Democratic Alliance for the Betterment and Progress of Hong Kong supported options that were capable of creating large pieces of land for development purposes, such as developing brownfields and tapping into the private agricultural land reserve in NT. To speed up the progress of implementing these options, he urged the Administration to consider appropriate compensation proposals for the affectees to avoid delays caused by disputes.

30. SDEV stressed that when formulating any reclamation proposals, the Administration would take into account all relevant issues including the impact on the environment and the fishery sector. As regards the compensation and rehousing arrangements for affected clearerees in government development projects such as KTN/FLN NDA, the Administration had introduced the enhanced general ex-gratia

Action

compensation and rehousing package with the support of the Legislative Council in 2018.

Session Four

Presentation of views by deputations/individuals

31. At the invitation of the Deputy Chairman, 26 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

The responses of the Administration and the Taskforce on Land Supply

32. SDEV made the following key responses to the views of deputations and individuals:

- (a) according to the latest projections made by the Census and Statistics Department ("C&SD"), the population of Hong Kong would continue to increase until it reached its peak at about 8.22 million. The number of domestic households would also continue to increase;
- (b) the Administration had taken steps to address the pressing and growing demands of land for housing and other uses such as provision of community and infrastructure facilities;
- (c) existing operations such as logistics operations, port back-up or recycling facilities, etc. on brownfield sites formed an integral part of many industries. The Administration had to consider how to accommodate those industrial activities affected by the redevelopment of brownfields suitably. Taking the Hung Shui Kiu NDA project as an example, about 190 ha of brownfield sites would be resumed for development, and about 60 ha of land had been reserved in the NDA for provision of operating space for the affected industries in a land-efficient manner. Some brownfield operations might not be able to stay in the NDA in future, and some might choose to cease operations or move to other locations upon receiving compensations. The remaining 760 ha of brownfield sites not yet covered by various NDA projects were quite fragmented or constrained by infrastructural capacity, and therefore it was not realistic to assume that all those sites would have the potential for high-density development;

Action

- (d) should the approach of developing private land reserve by way of PPP be adopted for increasing supply of both private and public housing, the Administration might consider invoking the relevant legislations, including LRO and Roads (Works, Use and Compensation) Ordinance (Cap. 370), among others, to resume certain private land for the provision of essential infrastructures such as public roads to support the public housing developments and enhanced development intensity, provided that the relevant public purpose for invoking LRO or other legislations had been established in accordance with the established yardsticks, and with due consideration to the need to respect the right of private ownership of property;
- (e) as the Small House Policy was currently subject to a judicial review, it would not be appropriate for the Administration to make any public comment on related issues; and
- (f) owing to a basket of planning constraints, "V" zones were not suitable for development of high density.

33. C/TFLS made the following key responses to the views of deputations and individuals:

- (a) TFLS noted the diverse views in the community on the future demand for different types of land. Whilst some considered that TFLS had over-estimated the demand of land for community and infrastructure facilities, there were other views querying why the Government did not take a more holistic and forward-looking view on the planning of community and infrastructure facilities to meet the needs of the growing and ageing population. TFLS recognized the importance to provide more land for housing, infrastructures and community facilities in order to develop Hong Kong into a liveable, competitive and sustainable city; and
- (b) TFLS would not limit itself to just listening to the views expressed on the land supply options in the PE exercise. It would also take note of other relevant views such as review of the population policy, raising the ratio of public housing in the overall housing supply target, development of transport infrastructure to support the land supply strategy, etc. and

Action

consolidate these views in the final report of TFLS as appropriate.

Discussion

Handling of the public views received

34. Mr Jeffrey LAM enquired whether TFLS would conduct a detailed analysis on each of the 18 land supply options, and how it would handle the public views received, including whether it would simply take into account the number of submissions received from the public on the options.

35. C/TFLS replied that upon analyzing the quantitative views collected from the questionnaire and telephone surveys as well as the qualitative views received from various PE activities and public submissions, TFLS would come up with its recommendations which would be backed by the broadest consensus in the community. That said, TFLS would not be in a position to conduct detailed or technical feasibility studies on each land supply option.

Use of military sites

36. Mr CHU Hoi-dick expressed that apart from the existing 18 land supply options identified by TFLS, the option of using military sites should also be put forward to the public to solicit their views on that option. In view of the imminent housing demand of the occupants in subdivided flats, the Administration should consider seeking approval from the Central Authorities to release the military sites to the HKSAR Government for a time period of 10 to 15 years for building transitional housing to accommodate the occupants in subdivided flats. Mr CHU urged TFLS to include his suggestion, which was held also by many members of the public, in its report to be submitted to the Administration.

37. C/TFLS said that according to the Administration, the use and management of military sites were matters of national defence for which CPG had sole responsibility under the Basic Law. Besides, all of the sites were used for defence purposes and none were left idle. Therefore, the use of military site was not an option for increasing land supply. That said, TFLS would suitably reflect the views of public to the Administration in its report.

Action

Increasing land supply by reclamation

38. Mr Jeffrey LAM asked if TFLS had studied the feasibility of the proposal put forward by Our Hong Kong Foundation to develop an enhanced ELM with an area size of 2 200 ha and how it would respond to the proposal. The same question was also raised by Ir Dr LO Wai-kiwok in Session Three.

39. C/TFLS replied that TFLS noted the proposal of Our Hong Kong Foundation which was different from the ELM proposal put forward for PE in terms of the scale of reclamation. According to preliminary estimates provided by the Administration, the proposed ELM was expected to create about 1 000 ha of land that could accommodate a population of 400 000 to 700 000 and provide about 200 000 job opportunities. The public views solicited (including the surveys conducted by TFLS) during the PE exercise would hence be based on the information provided therein.

40. Pointing out the impact of the recent super typhoon Mangkhut on Hong Kong, Mr CHU Hoi-dick was concerned that the extreme weather and super typhoons might occur more frequently in future and the sea level of Victoria Harbour might rise by 1.4 metres ("m") in the worst case climate change scenario. Mr CHU queried how the Administration could ensure that the residents on the reclaimed land would not be adversely affected by the extreme storms.

41. SDEV advised that the Administration would give due considerations to potential impact, explore mitigation measures and adhere to the principles of sustainability and resilience to climate change when taking forward the proposed development. On resilience of existing major infrastructures on reclaimed land, SDEV cited the examples of Hong Kong International Airport island and the ongoing reclamation for the Three-Runway System, both of which remained safe and sound during the super typhoon Mangkhut. The Administration would take into account the effect of typhoons or extreme weather on sea level when carrying out detailed design of the proposed reclamation project if pursued.

42. At the request of Mr CHU Hoi-dick, SDEV undertook to provide a response on whether a full version of the "Strategic Environmental Assessment Report — Reclamation Sites" ("the SEA Report") under the "Increasing Land Supply by Reclamation and Rock Cavern Development cum Public Engagement — Feasibility Study" commissioned by the Civil

Action

Engineering and Development Department in 2011 could be provided for members' perusal, subject to masking certain third party or sensitive information as appropriate; and if so, the redacted full version of the SEA Report.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)339/18-19(01) on 14 December 2018.)

[During the fourth session, an individual attending the special meeting left his seat and intended to hand an object to the Deputy Chairman. On the instruction of the Deputy Chairman, the security staff assisted the individual concerned in returning to his seat.]

Session Five

Presentation of views by deputations/individuals

43. At the invitation of the Deputy Chairman, 14 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

The responses of the Administration and the Taskforce on Land Supply

44. In addition to points 4(a), (b), (d) and (e), 8(a) and 31(c) made in the previous sessions, SDEV made the following key responses to the views expressed by the deputations and individuals:

- (a) various NDA projects would have stretched the capacity of existing and planned transport infrastructure in the NT. It would be appropriate to consider the relative merits and feasibility of developing more brownfield sites in the NT vis-à-vis other land supply options such as the proposed ELM; and
- (b) pending conclusion of HAB's review of the PRL policy and the PE exercise by TFLS, the Administration kept an open mind towards the proposed use of the FGC site for other development purposes.

Action

45. C/TFLS made the following key responses to the views of deputations and individuals:

- (a) redevelopment of old districts and aged public rental housing ("PRH") estates might not generate additional land and would take time. For most redevelopment projects, the major hurdle was to identify adequate rehousing units within the same locality for decanting purpose; and
- (b) when drawing up its preliminary observations on the PE exercise, TFLS would likely focus on the more widely discussed land supply options and reflect objectively different views in the submission to CE. The preliminary observations and the final report of TFLS, as well as the raw data collected would be released to the public for transparency. With the end of the five-month PE approaching on 26 September 2018, members of the public were encouraged to participate actively and give their views on land supply issues by the deadline.

Discussion

Views on population policy, flat purchases by non-local people, and eligibility vetting for public rental housing units

46. Dr CHENG Chung-tai expressed objection to development, and denounced the PE exercise of TFLS as fake consultation and invalid discussion in the absence of a review on the population policy. He thought that it was anti-intellectual to talk about building more housing flats without having taken back the power of approving one-way permit ("OWP") applications or implementing measures to restrict the purchase of flats by non-local people. He was also disappointed about the loophole in the eligibility vetting mechanism of PRH units in that the assets on the mainland possessed by new immigrants was not taken into account. For parity in the treatment with local people, he asked whether the Administration would consider plugging this loophole.

47. SDEV said that the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" study had made reference to C&SD's population projection, with a forecast peak of over eight million, and the population would maintain at some eight million in the 2040s. C&SD's projection had already taken into account those OWP holders entering

Action

Hong Kong. Since the OWP system was to facilitate mainly family reunion, there should be no material difference in the vetting criteria or the scoring system regardless of the authority that administered the OWP. There were also other schemes to admit Mainland talents and professionals, etc. administered by the HKSAR Government.

Alternative uses of sites under Private Recreational Leases

48. Mrs Regina IP declared that she was a member of the Hong Kong Golf Club. She clarified that FGC was not restricted to the use by its 2 600 members, but was open to public use every Monday to Friday at a charge of about \$1,000 per person, which was a cheaper price than that for using a golf course in Shenzhen. FGC also hosted many international golf tournaments each year. Mrs IP asked whether the Administration had seriously considered the preservation of the FGC site to conserve the old and valuable trees, ancestral graves and heritage buildings on it.

49. SDEV said that the option on the alternative uses of PRL sites was not confined to the FGC site. Pending conclusion of HAB's review of the PRL policy and the PE exercise by TFLS, the Administration kept an open mind towards the option of alternative use of PRL sites. In respect of the FGC site, factors including the site's heritage and conservation value and its contribution to sports development would also be relevant.

Tapping into the private agricultural land reserve in the New Territories

50. Mr Tony TSE pointed out that there were more than 4 000 ha of agricultural land in Hong Kong, but only about 700 ha of them were actively farmed. He asked whether the Administration had conducted on-site studies to ascertain whether the idle agricultural land was still suitable for farming. He also asked if the Administration would improve the process for handling applications for lease modification/land exchange applications in order to shorten the time required, and review the criteria for determining the land premium with a view to increasing transparency, avoiding disputes and expediting the application process.

51. SDEV advised that FHB was undertaking studies on the development of Agricultural Park at Kwu Tung South and the agricultural priority areas. As regards the valuation of land premium for lease modification, SDEV advised that there was established mechanism on the determination of land premium and added that the Administration had introduced the Pilot Scheme for Arbitration on Land Premium so as to

Action

provide an additional avenue to settle the land premium payable for lease modification / land exchange applications. The effectiveness of this Pilot Scheme would be reviewed when more cases were concluded through arbitration.

52. Mrs Regina IP expressed objection to involving the Land and Development Advisory Committee, which comprised representatives of many large developers, in the consideration process of development projects proposed under PPP. She called on the Administration to follow the tradition of public administration and exercise its role in initiating such development projects. SDEV took heed of her views.

[During the fifth session, an individual attending the special meeting displayed a banner. The Deputy Chairman instructed the individual to stop displaying the banner.]

II Any other business

53. There being no other business, the meeting ended at 7:16 pm.

Council Business Division 1
Legislative Council Secretariat
4 November 2019

Panel on Development

Special meeting on Wednesday, 19 September 2018, at 9:00 am

Meeting to receive views on "Planning for land supply in Hong Kong"

Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Submission/Major views and concerns
Session One		
1.	Mr WONG Ho-ming	<ul style="list-style-type: none"> ● The Administration should make use of idle military sites, i.e. those currently not used for defence purposes, for developing public housing.
2.	Mr SZE Ching-wee	<ul style="list-style-type: none"> ● The Administration should immediately resume the Fanling Golf Course ("FGC") site for development, given that this option was legally and technically feasible, and could meet public expectation and interest while affecting not many residents. ● Idle military sites should be used for development. ● The Administration should invoke the Lands Resumption Ordinance (Cap. 124) ("LRO") where necessary.
3.	Designing Hong Kong	<ul style="list-style-type: none"> ● The Administration should improve the land planning process and restore the land supply pipeline prevailed since the 2003 Severe Acute Respiratory Syndrome outbreak; and prioritize its resources to speed up unleashing the potential of land supply in the New Territories ("NT"). ● Expressed concern that the development of East Lantau Metropolis ("ELM") would divert the limited resources of the Administration.
4.	Ms CHAN Po-ying	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1407/17-18(01) (Chinese version only)
5.	Mr Jaco CHOW	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1401/17-18(02) (Chinese version only)
6.	Ms HUI Wun-wun	<ul style="list-style-type: none"> ● Military sites should be used for other development purposes.
7.	土地公義分配關注組	<ul style="list-style-type: none"> ● Military sites should be used for other development purposes. ● The Administration should legislate for a statutory minimum living space per person; resume private land for developing cooperative housing for the public

No.	Name of deputation/individual	Submission/Major views and concerns
		instead of building low-density luxury houses; allocate government land pending for land sale in the coming years for public housing development; and re-instate rent control.
8.	Hong Kong Subdivided Flats Concerning Platform	● LC Paper No. CB(1)1380/17-18(01) (Chinese version only)
9.	Greenpeace	● LC Paper No. CB(1)1398/17-18(02) (Chinese version only)
10.	Mr POON Wing-lok	<ul style="list-style-type: none"> ● The Task Force on Land Supply ("TFLS") had only highlighted that many people supported the development of brownfield sites, but in fact there were also wide public support for resuming the FGC site. ● Expressed objection to the development of ELM, the public-private partnership ("PPP") approach for private land development, and leaving military sites idle. ● The Administration should review its population policy, and invoke LRO to resume private land for development.
11.	Hong Kong Subdivided Flats Residents Alliance	<ul style="list-style-type: none"> ● The available land resources, including brownfield sites and idle land, had not been effectively utilized, and there were imbalances in land planning and allocation between private and public land uses. ● The Administration should legislate for a statutory minimum living space per person. ● Expressed reservation on reclamation which would take a long time. ● The Administration should resume the FGC site after expiry of the existing Private Recreational Lease ("PRL") to meet short- to medium- term land demand.
12.	Labour Party	<ul style="list-style-type: none"> ● The public engagement ("PE") exercise of TFLS had pre-determined position towards a certain land supply options. ● The Administration should resume the FGC site for development. ● Expressed disappointment over the unfair land allocation between private and public land uses, and the continuation of the Small House Policy. ● Expressed objection to the PPP approach for land development.
13.	關注基層住屋聯席	● Expressed disappointment over the unfair land allocation between private and public land uses with

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>the needs of the grassroots being neglected.</p> <ul style="list-style-type: none"> ● The Administration should introduce a capital gains tax and progressive rates. ● Expressed reservation over reclamation as this was not a cost effective option for land supply ● The Administration should resume the FGC site for development.
14.	Mr 吳偉釗	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1422/17-18(03) (Chinese version only)
15.	Mr Victor CHAN	<ul style="list-style-type: none"> ● Expressed support for nearshore reclamation to create large piece of new land for housing and commercial developments, and exploring the feasibility of reclamation in adjacent Mainland waters. ● Expressed disappointment that the composition of TFLS lacked youth representatives.
16.	New People's Party	<ul style="list-style-type: none"> ● Expressed support for increasing land supply to address the pressing land shortage and the associated social problems. ● Expressed disappointment that the composition of TFLS lacked youth representatives. ● The Administration should enhance planning for the provision of essential community facilities and services while increasing land supply for housing development.
17.	Mr Howard HUNG	<ul style="list-style-type: none"> ● The Administration and TFLS should more clearly explain to the public the land supply options in details to avoid misunderstanding and facilitate rational discussions in the community with a view to building consensus.
18.	Mr 張柏源	<ul style="list-style-type: none"> ● Expressed disappointment that the views and concerns of the youth were neglected due to the lack of youth representatives in the composition of TFLS. ● Expressed concern that the lack of detailed explanation of the land supply options had given rise to dispute and disagreement over some options, such as the PPP approach for development.
19.	Mr Stanley CHAN	<ul style="list-style-type: none"> ● The Administration should increase land supply through multiple options including reclamation, and ensure concurrent provision of supporting facilities. ● Expressed disappointment that TLFS had not adequately explained to the public about the technical details of the land supply options, and had taken

No.	Name of deputation/individual	Submission/Major views and concerns
		pre-determined position towards a certain options. The provision of preliminary observations by TLFS had also pre-empted public views on the options.
20.	Mr MAK Tak-ching	<ul style="list-style-type: none"> ● Expressed disappointment that the Administration had not fully utilized available land resources for providing social welfare uses; and urban renewal was not effectively targeting at the provision of affordable housing for the general public.
21.	Mr HA Hei-lok	<ul style="list-style-type: none"> ● The Administration should prioritize those more effective land supply options, such as development of brownfield sites, resumption of the FGC site, invoking LRO to tap into rural land reserve, before going for more controversial options, such as developing areas on the periphery of country parks. ● The Administration should focus on the development of public housing, and review the public/private housing split as well as the land allocation between private and public land uses.
22.	Miss YUEN Wai-yin	<ul style="list-style-type: none"> ● Expressed disappointment that TFLS had not taken into account the need of land supply for social welfare facilities, the keen demand for which had resulted in excessively long waiting time for using such services.
23.	Mr LAI Ming-chak	<ul style="list-style-type: none"> ● The Administration should prioritize the resumption of the FGC site, development of brownfield sites, and invoking LRO to resume idle agricultural land, before considering the development of areas in the peripheral of country parks and reclamation that would have impact on natural resources. ● Expressed query about the non-inclusion of military sites by TLFS as a land supply option. ● The Administration should implement measures to curb property speculation, increase the public/private housing split to 7:3, review the population policy, and reduce the one-way permit ("OWP") quota.
24.	自由黨青年團	<ul style="list-style-type: none"> ● Expressed reservation on the resumption of PRL sites such as FGC, taking into account limitations on infrastructural development, contribution of the site towards sports development, as well as its ecological and heritage values, etc. ● Expressed support for reclamation to facilitate development of a new sustainable community under holistic planning, with measures to carefully address

No.	Name of deputation/individual	Submission/Major views and concerns
		the negative impacts, such as setting up a fund for mitigating the impacts on the environment and marine ecology.
25.	Miss MA Ka-po	<ul style="list-style-type: none"> ● Expressed objection to options that would bring irreversible damage to natural resources, including reclamation and development of the areas on the periphery of country parks.
26.	The Hong Kong Institution of Engineers	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(02) (English version only)
27.	WWF- Hong Kong	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(03) (English version only)
28.	Miss 徐可儀	<ul style="list-style-type: none"> ● Expressed objection to the development of ELM and disappointment on the Administration's fragmented planning approach, as well as serious concerns over the impacts on residents of Kennedy Town while no social impact assessment had been conducted by the Administration.
29.	Mr CHAN Pui-ming	<ul style="list-style-type: none"> ● Expressed reservation over reclamation at Ma Liu Shiu, with particular concerns over the impact on the local community and the worsening of the overloading problem of the East Rail Line caused by the various developments in NT East.
30.	Mr YUNG Ming-chau	<ul style="list-style-type: none"> ● Expressed reservation over the development of areas on the periphery of country parks given the vicinity to the water catchment areas of the Water Supplies Department and hence potential risks of water pollution. ● The Administration should change the imbalanced land allocation between public and private developments, by allocating more land to address the genuine housing needs of the general public, instead of allocating most prime land sites for developing private housing.
31.	Democratic Alliance for the Betterment and Progress of Hong Kong	<ul style="list-style-type: none"> ● Expressed support for adopting a multi-pronged approach towards increasing land supply. ● The Administration should prioritize land supply options under three principles: prioritizing options that could produce larger pieces of land, such as brownfield sites, new development areas, private agricultural land under PPP approach, reclamation outside Victoria Harbour, and areas on the periphery of country parks that had low ecological values; avoiding options that

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>would affect the livelihood of local residents, such as reclamation at Ma Liu Shiu; and taking into account the cost effectiveness, for example, developing "Village Type Development" zones had lower cost effectiveness due to the scattered distribution of land lots that limited high intensity development.</p>
<u>Session Two</u>		
32.	Mr Andy YU	<ul style="list-style-type: none"> ● The pre-determined position of some government officials and members of TFLS would impair the objectivity of the PE exercise. ● The Administration should invoke LRO to tap into private agricultural land reserve for housing development given that this option would involve lower costs than reclamation.
33.	Mr CHENG Tat-hung	<ul style="list-style-type: none"> ● The Administration should revisit the Small House Policy with a view to releasing the land concerned for development, and resume the FGC site for housing development.
34.	Miss CHEUNG Sin-ying	<ul style="list-style-type: none"> ● Expressed disappointment that the views of the youth were neglected in the PE exercise. ● The youth could hardly benefit from the measures to increase land supply unless the Administration could curb property speculation and discontinue the over-use of land for developing luxury flats.
35.	Civic Party	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1422/17-18(01) (Chinese version only)
36.	自由黨	<ul style="list-style-type: none"> ● The Administration should address the housing problem faced by those living in subdivided flats and those awaiting public rental housing ("PRH") allocation for a long time. ● Tapping into private agricultural land reserve for housing development under PPP was the fastest and most efficient way to boost land supply.
37.	The Conservancy Association	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1401/17-18(03) (Chinese version only)
38.	Mr TAM Hoi-pong	<ul style="list-style-type: none"> ● Expressed objection to reclamation and the development of ELM as reclaimed land would be vulnerable to extreme weather conditions which might occur more frequently in future. ● The example of the developments in Ma Wan had shown that the PPP approach was not feasible.

No.	Name of deputation/individual	Submission/Major views and concerns
		<ul style="list-style-type: none"> ● The Administration should restrict the sale of private flats to Hong Kong people only and reduce the number of people coming from the Mainland to Hong Kong through the OWP Scheme, the Admission Scheme for Mainland Talents and Professionals, and admission to local universities.
39.	Miss HUI Sin-hang	<ul style="list-style-type: none"> ● Expressed disappointment that TLFS had only set out limited land supply options without including options such as the use of military sites, and failed to clearly explain to the public about the land supply problem. ● The Administration should accord priority to developing brownfield sites, instead of taking forward those expensive and inefficient development projects. ● Expressed concern that as ELM would only be supported by a few bridges as external links, its future residents would suffer from traffic congestion when commuting to other districts for work. ● Expressed reservations on the use of private agricultural land for housing development as this would reduce the self-sufficiency rate of local food provision; and the reclamation of part of Plover Cove Reservoir for new town development due to the associated impact on local fresh water supply.
40.	Mr Eddie LAM	<ul style="list-style-type: none"> ● It was doubtful whether the PE exercise could forge a consensus in the community when the public was not fully informed of the details of the land supply options. ● TFLS should strive to facilitate focused discussions in the community on the pros and cons of the land supply options and avoid side-tracking of the discussions to irrelevant issues. ● Expressed disappointment that the composition of TFLS lacked youth representatives. The consultation process should be improved to enable the voices of young people on the land supply problems to be heard.
41.	Peng Chau Reclamation Concern Group	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(04) (Chinese version only)
42.	Hong Kong Golf Association Ltd	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(05) (English version only)
43.	Hong Kong Golf Club	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(06) (English version only)

No.	Name of deputation/individual	Submission/Major views and concerns
44.	Federation of Public Housing Estates	<ul style="list-style-type: none"> ● The housing problem in Hong Kong was caused by the inability of the Administration to create enough land and build up sufficient land reserve over the years. ● Expressed support for taking a multi-pronged strategy to create land and build up land reserve. The Administration should take measures to boost land supply, such as increasing the plot ratios of PRH sites, constructing transitional housing at temporary vacant sites, developing housing flats through PPP, releasing golf courses for housing development, developing brownfield sites and reclamation.
45.	Mr MUK Ka-chun	<ul style="list-style-type: none"> ● Expressed support for creating large pieces of land by reclamation which would be an important source of land supply in future, with the adoption of latest technology to reclaim land in areas with low ecological values in order to minimize the environmental impact.
46.	Hong Kong Alliance of Golfers	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(07) (Chinese version only)
47.	Our Hong Kong Foundation	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(08) (Chinese version only)
48.	Mr LUI Man-kwong	<ul style="list-style-type: none"> ● Expressed objection to the development of ELM. ● The use of military sites should be included among the land supply options. ● The Administration should take back the power of approving OWP applications, reduce the daily OWP quota, and impose restrictions on flat purchases by non-local people. ● The Administration should accord priority to invoking LRO to resume private agricultural land, and developing brownfield sites and the FGC site, before exploring the options of reclamation and developing areas on the periphery of country parks.
49.	納米房屋關注組	<ul style="list-style-type: none"> ● The Administration should, despite the criticism faced, take forward options that could address land shortage, including reclamation outside Victoria Harbour as this was the most efficient and sustainable option affecting a relatively smaller number of people.
50.	Greeners Action	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1422/17-18(04) (Chinese version only)
51.	Mr TSUI Yuen-wa	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(09) (Chinese version only)

No.	Name of deputation/individual	Submission/Major views and concerns
52.	Mr CHICK Kui-wai	<ul style="list-style-type: none"> ● There was no single land supply option that could address land shortage, hence a multi-pronged strategy should be adopted to increase land supply with a view to meeting public aspirations for a more spacious living environment in both public and private housing.
53.	Mr Timothy-John PEIRSON-SMITH	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1401/17-18(04) (English version only)
54.	Hong Kong Business Community Joint Conference	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(10) (Chinese version only)
55.	Old District Autonomy Advancement Group	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(93) (Chinese version only)
56.	Mrs YU Ming-yin	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1401/17-18(05) (Chinese version only)
57.	Hong Kong Fishermen Consortium	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(94) (Chinese version only)
58.	Good Neighbour North District Church	<ul style="list-style-type: none"> ● The root cause of the land problem in Hong Kong was unfair allocation of land resources, hence the land resources should be reallocated based on housing needs, and the Administration should resume the land being hoarded by private developers, and develop brownfield sites and golf course sites.
59.	Farmket Ltd	<ul style="list-style-type: none"> ● The Administration should allocate undeveloped land for sustainable agricultural development, rehabilitate farmland, reserve sites for livestock farms, and relocate and reasonably compensate the farmers affected by the Administration's development clearance exercises.
60.	香港養豬業發展協會	<ul style="list-style-type: none"> ● The Administration should compensate any agricultural land resumed for housing development with the same size of land for farming uses, centrally process applications for the construction of agricultural structures by the Agriculture, Fisheries and Conservation Department with a view to optimizing the use of farmland, and formulate a long-term policy for agricultural development.
61.	Miss YEUNG Suet-ying	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(11) (Chinese version only)

No.	Name of deputation/individual	Submission/Major views and concerns
62.	香港工商品牌保護陣線	<ul style="list-style-type: none"> ● Expressed support for reclamation which had all along been an important source of land supply for Hong Kong and neighboring cities, and the development of an enhanced ELM proposed by Our Hong Kong Foundation which had conducted detailed research on the environmental concerns and impact of super typhoons on this proposal.
63.	Miss Vivian YUEN Wai-yu	<ul style="list-style-type: none"> ● Expressed concern that the land created through the land supply options would eventually be provided to developers to construct private flats for profit-making rather than for building PRH flats for the grassroots. ● The Administration should develop brownfield sites given the lesser impact on the environment than reclamation, and use the funding originally planned for developing ELM to conduct land use planning for brownfield sites.
<u>Session Three</u>		
64.	Ms 黃杏雲	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1401/17-18(06) (Chinese version only)
65.	Miss NG Chun-wing	<ul style="list-style-type: none"> ● Increasing land supply could not effectively address the existing housing problem in Hong Kong or meet the housing needs of the youth as past examples showed that the land created was often not used for developing affordable housing for the general public.
66.	Mr Andrew NG Ka-chun	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(12) (Chinese version only)
67.	Ms LEE Wai-ming	<ul style="list-style-type: none"> ● The problems of housing shortage and high property prices were not simply caused by land shortage but due to poor development planning and land use allocation of the Administration, while the OWP scheme had aggravated the problems. ● Allocating only 60% of new housing units to public housing could not ease the problem of long public housing waiting list; and the pressing housing needs of the grassroots could be more quickly met by using the FGC site for housing development than reclamation.
68.	Mr SO Wing-lap	<ul style="list-style-type: none"> ● The Chief Executive should seek consent from the State President for releasing the military sites in Hong Kong for housing development. ● The Administration should resume idle private agricultural land for housing development instead of

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>going for reclamation which would take a long time.</p> <ul style="list-style-type: none"> ● The Administration should take administrative measures to impose restrictions on flat purchases by non-permanent residents.
69.	Aberdeen Boat Club	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1401/17-18(07) (English version only)
70.	Save Lantau Alliance	<ul style="list-style-type: none"> ● Expressed objection to the development of ELM, which was yet another big elephant wasting public money and the reclamation work for which would have serious environmental impact, but vulnerable to extreme climate conditions. ● The root cause of the housing problem in Hong Kong was poor housing policy and unfair allocation of land that enable private developers to reap huge profits. ● The Administration should make use of military sites, vacant government sites and short-term tenancy sites for housing development.
71.	海典灣居民權益協會	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1398/17-18(03) (Chinese version only) ● LC Paper No. CB(1)1398/17-18(04) (Chinese version only) (Further submission)
72.	Mr YIP Tsz-lam	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(13) (Chinese version only)
73.	Produce Green Foundation	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(92) (Chinese version only)
74.	新農復耕關注組	<ul style="list-style-type: none"> ● Expressed objection to developing agricultural land under PPP approach to enable private developers to reap profits through the housing development, whilst the agricultural land should better be used to shorten the waiting time of and facilitate agricultural rehabilitation. ● The PE exercise of TFLS had pre-determined position towards a certain land supply options and aroused controversies in the society.
75.	Hong Kong Organic Association	<ul style="list-style-type: none"> ● The Administration should use the idle agricultural land reserve for promoting agricultural rehabilitation under the New Agricultural Policy to support the development of local agriculture industry, and shortening the long waiting time for allocation of land for agricultural rehabilitation.

No.	Name of deputation/individual	Submission/Major views and concerns
76.	Dr LAU Chi-hung	<ul style="list-style-type: none"> ● Expressed objection to the development of ELM, which might deplete the fiscal reserve due to the exuberant costs, cost overrun and increased maintenance costs in the face of extreme weather conditions, and caused serious environmental impact. ● The Administration should make better use of vacant government sites for providing temporary housing at lower costs to meet the pressing housing needs of the public.
77.	Miss 梁碧雯	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1407/17-18(02) (Chinese version only)
78.	將軍澳陳太	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1407/17-18(03) (Chinese version only)
79.	香港有機生活發展基金	<ul style="list-style-type: none"> ● Expressed objection to resuming agricultural land for housing development, whilst the agricultural land should be used for supporting organic farm development to provide the public with a choice of quality local farm produces and bring ecological value. ● The Administration should prioritize options including developing brownfield sites and vacant government sites, and conduct long-term population and land planning to address the housing shortage problem.
80.	Mr WONG Chun-kin	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(17) (Chinese version only)
81.	Charity Mutual Aid Society	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(18) (Chinese version only)
82.	Demosisto	<ul style="list-style-type: none"> ● The PE exercise of TFLS had pre-determined position towards a certain land supply options, offering respondents no real and free choices but only options desired by the Administration (such as reclamation). ● TLFS was overestimating the land shortage figures. ● Expressed disappointment that less than half of the minimum target of 1 200 hectares of land required to be provided was for meeting people's housing and welfare needs. ● The Administration should improve the planning and allocation of land uses to effectively solve the housing shortage problem.
83.	350香港	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(19) (Chinese version only)

No.	Name of deputation/individual	Submission/Major views and concerns
Session Four		
84.	Ecology & Biodiversity Society, SS, HKUSU	● LC Paper No. CB(1)1380/17-18(20) (Chinese version only)
85.	Ms HO Ka-po	● Expressed objection to reclamation and developing ELM, worrying that the proposed ELM, which would be built on artificial island in Central Waters, would be vulnerable to extreme weather and frequent occurrences of super typhoons in future.
86.	香港房地產協會	● LC Paper No. CB(1)1380/17-18(22) (Chinese version only)
87.	Ir Graham PRICE	● LC Paper No. CB(1)1407/17-18(04) (English version only)
88.	Mr TANG Tung-fat	● LC Paper No. CB(1)1380/17-18(23) (Chinese version only)
89.	LALAGolf Magazine	● LC Paper No. CB(1)1380/17-18(24) (Chinese version only)
90.	Citizens Task Force on Land Resources	<ul style="list-style-type: none"> ● The root cause of the land problem in Hong Kong was inefficient use of available land resources over the years rather than land shortage. ● The Administration should accord priority to making better use of Government, Institution or Community sites and vacant government sites, developing brownfield sites and golf course sites, and making use of military sites. ● Expressed reservations on the development of areas on the periphery of country parks and the proposed ELM as these options were not cost-effective given the high development costs and the associated social and environmental costs.
91.	Mr LIU Wai-lim	● Expressed objection to the Small House Policy.
92.	Sha Tau Kok District Rural Committee	● LC Paper No. CB(1)1380/17-18(25) (Chinese version only) (Restricted to Members)
93.	南區民生關注組	● LC Paper No. CB(1)1401/17-18(08) (Chinese version only)
94.	Sha Tau Kok Mui Tsz Lam Village	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(26) (Chinese version only) (Restricted to Members) ● LC Paper No. CB(1)1407/17-18(05) (Chinese version only) (Further submission)
95.	Fanling District Rural Committee	● LC Paper No. CB(1)1380/17-18(27) (Chinese version only) (Restricted to Members)

No.	Name of deputation/individual	Submission/Major views and concerns
96.	Wang Toi Shan Village Office	● LC Paper No. CB(1)1380/17-18(28) (Chinese version only) (Restricted to Members)
97.	The Federation of Hong Kong & Kowloon Labour Unions	● LC Paper No. CB(1)1422/17-18(02) (Chinese version only)
98.	Hang Hau Rural Committee	● LC Paper No. CB(1)1380/17-18(29) (Chinese version only) (Restricted to Members)
99.	Mr Calvin HO Kai-ming	● The Administration should consider making use of military sites and redeveloping aged PRH estates, instead of going for reclamation and developing areas on the periphery of country parks.
100.	Environmental Association	● LC Paper No. CB(1)1380/17-18(30) (Chinese version only)
101.	關注資助出售房屋權益大聯盟	● LC Paper No. CB(1)1380/17-18(31) (Chinese version only)
102.	Doctoral Exchange	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(32) (Chinese version only) ● LC Paper No. CB(1)1407/17-18(06) (Chinese version only) (Further submission)
103.	Friends of the Earth (HK)	● LC Paper No. CB(1)1380/17-18(33) (English version only)
104.	Royal Hong Kong Yacht Club	● LC Paper No. CB(1)1380/17-18(34) (English version only)
105.	公屋被迫遷戶關注組	<ul style="list-style-type: none"> ● Expressed disappointment that the Administration had put forth its proposal on reclamation before conclusion of the PE exercise. ● Expressed reservation on the development of private agricultural land through PPP which might give rise to transfer of benefits to private developers. ● The Administration should resume the FGC site for housing development. ● The Hong Kong Housing Authority should properly rehouse those tenants affected by the measures of tackling under-occupation in PRH.
106.	South Lantau Tong Fuk Village	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(36) (Chinese version only) (Restricted to Members) ● LC Paper No. CB(1)1407/17-18(07) (Chinese version only) (Further submission)

No.	Name of deputation/individual	Submission/Major views and concerns
107.	Mr 蕭鍵文	<ul style="list-style-type: none"> ● The estimation on land shortfall by TLFS was baseless without an evaluation of the population policy. ● TLFS should clarify the specific uses of the additional land required, including the respective portion for developing housing or community facilities. ● More community complexes should be developed for accommodating community facilities.
108.	Hong Kong Lantau Island Association	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(37) (Chinese version only) (Restricted to Members) ● LC Paper No. CB(1)1407/17-18(08) (Chinese version only) (Further submission)
109.	Miss MAK Hei-man	<ul style="list-style-type: none"> ● Expressed objection to reclamation and developing ELM given the adverse impact on marine ecology ● The Administration should make better use of the land resources available (e.g. brownfield sites) and formulate better population and housing policies.
<u>Session Five</u>		
110.	South Lantau Pui O Lo Wai	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(38) (Chinese version only) (Restricted to Members)
111.	Mr CHAN Cho-leung	<ul style="list-style-type: none"> ● Expressed support for piloting the PPP approach to develop private agricultural land in NT in the short-term, conducting long-term planning for and expediting studies on suitable reclamation sites outside Victoria Harbour, including artificial islands in Central Waters and near Ma Liu Shui, developing the areas on the periphery of country parks, and expediting redevelopment of aged PRH estates. ● In parallel with housing development, the Administration should improve the planning standards including that for the provision of parking spaces.
112.	The Hong Kong Institute of Surveyors	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(39) (Chinese version only)
113.	Hong Kong Association for Democracy and People's Livelihood	<ul style="list-style-type: none"> ● The Administration should set the ratio of public to private housing land allocation to 6:4, prioritize the development of PRH units and Home Ownership Scheme flats, and expedite redevelopment of aged PRH estates while at the same time relaxing their plot ratios in order to provide more public housing units.
114.	Mr 馮尚煒	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(40) (Chinese version only)

No.	Name of deputation/individual	Submission/Major views and concerns
115.	Miss CHEUNG Lok-ki	<ul style="list-style-type: none"> ● It was doubtful whether TFLS could remain impartial towards the land supply options while CE had announced the reclamation plan in Central Waters before TFLS made its recommendations. ● Expressed concern over the technical difficulties and time frame of the large-scale reclamation plan in Central Waters. ● Expressed query about TFLS's estimation that the demand of land for private housing would double that for public housing up to 2046.
116.	Ms 徐玉珍	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(41) (Chinese version only)
117.	Mr CHANG Ka-tai	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1401/17-18(09) (Chinese version only)
118.	Mr KEUNG Siu-fai	<ul style="list-style-type: none"> ● On behalf of Hong Kong Fishery Alliance, expressed objection to reclamation at the expense of conservation and the environment.
119.	Mr Jeff KU	<ul style="list-style-type: none"> ● Expressed objection to reclamation. ● The Administration should reduce OWP quota to alleviate the housing shortage problem, and review the public housing policy aiming for providing suitable housing and quality living environment for the public.
120.	WONG Mei-yuk	<ul style="list-style-type: none"> ● Expressed the objection of fishermen to reclamation, ● The Administration should protect the livelihood of the fishermen instead of merely providing compensation and urging them to shift to other business.
121.	Green Sense	<ul style="list-style-type: none"> ● Expressed objection to reclamation given the serious environmental impact. ● Expressed disagreement to TFLS's submission of its preliminary observations on the public views received as these might be subjective and biased. ● Expressed support for pursuing sustainable development.
122.	Mr Martin HADAWAY	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(42) (Chinese version only)
123.	Sai Kung North Rural Committee	<ul style="list-style-type: none"> ● LC Paper No. CB(1)1380/17-18(43) (Chinese version only)