

To: <panel_dev@legco.gov.hk>
From: "chris pooley"
Date: 19/09/2018 08:52AM
Subject: Planning for Land supply in Hong Kong .

Dear Sirs ,

I , Christopher Julian Pooley I.D. [REDACTED] am
due to speak in the Third Session [1400 to 1555] on Wednesday 19th
September .Registration Number E74EC42

Herewith my draft submission which i will summarise
when i address members .

The first point i would like to stress is that the Housing Shortage and
the issue of PRL leases are totally unrelated issues. . The housing
shortage stems from failures in successive Government policies over
many years , compounded by the number of young people, students for
example , who routinely put their names on the list for Public Housing as
first time applicants , without considering other options. In other
countries such young people would normally share rented properties
before getting on the ladder and in any case those with a University
education should expect in due course to buy privately .

Secondly every city with any interest and pretensions to
provide recreation and sport must provide land and facilities in some
form to allow *non-profit* organisations to promote such activities at a
reasonable cost . How could Hong Kong , as a self-styled 'World City',
not provide such facilities ranging from golf , football , cricket , sailing
and a host of other healthy pursuits which benefit not only the local
population but act as an attraction to non-local international corporations
when considering regional bases or a new office location for staff. As I
am aware other Government Departments are concerned about the
increasing prevalence of obesity and related diseases and the tendency
of modern youth to engage in internet or social media pursuits rather than
indulge in healthy activities . Take away the PRL's and then what?
Moreover who will then employ the thousands of staff forcibly made
redundant ?

The suggestion that some PRL land could be resumed
and turned over for public housing in the short or medium term is at odds
with reality. The administrative procedures required to obtain approval

from Government for *anything* these days take years. The PRL sites would have to be cleared with buildings demolished , ostensibly--- according to Lease terms--- by the Clubs themselves which would bankrupt most and thus fall to Government to arrange and pay . Even the suggestion of taking all or part of the flat Fanling golf course for a ‘quick fix ‘ is divorced from reality : the approach roads and rail way line are at capacity now , then there are utility services be installed all of which takes time . Ironically , just past the Old Course on the Fan Kam road is the eyesore of a junk yard , presumably on an STT like so many fouling the N.T. landscape

The Housing shortage is indeed scandalous with too many poor citizens living in horrid cramped conditions.. The solution ? Over the years Hong Kong has long demonstrated exemplary vision on large scale infrastructure projects .That same vision coupled with determination in large doses is sorely needed now to create new housing

I urge Government to show resolve and act boldly to tackle this issue . Forget the diversionary tactic of threatening PRL clubs----which if Government truly cares about recreational welfare for citizens , would have to be replicated in form and scope at Government [that is to say taxpayers !] expenses ---if PRL land is resumed..

My alternative recommendations , which all assume an acceleration of Government Approval Processes :-

-----Buy out the Stage II option on the Disney Project . This land is ready to go Follow later by negotiating the termination of the Disney Stage I project , it loses taxpayers money anyway for the benefit of tourists.

-----Resume as much N.T junk yard and container storage land on STT's as is needed. Now.

-----take over the white elephant of the River Trade Terminal [as originally envisaged by the Lease holders] . It is also an easy and quick reclamation job to extend this area..

-----A lot of N.T Agricultural Land is ready to go , grant the permits to developers for a prompt start on public housing.

-----Accelerate the East Lantau

Land project

-----Focus on locating and proceeding with other non-harbour reclamation. Create land to create space and housing . it's long been Hong Kong's solution.

-----Resume Kwai Cheung Port land at a pace commensurate with the re-location of facilities to the Mainland. London's Canary Wharf being a fine example

-----In due course there is the vast , fallow , land bank of the former Closed Frontier Area . Much work there to stimulate GPD but that's a longer term vision..

In short Hong Kong's renowned " Can Do " spirit can achieve the turnaround in a relatively short time given the determination to do just that ! But don't waste any more time pandering to misguided press attacks on "Elite Clubs" which provide the recreational facilities the hard-working population deserves in return for its energetic pursuit of growth

Yours sincerely ,

C. J. Pooley

Citizen and Commodore Aberdeen Boat Club