

立法會
Legislative Council

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From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 29 February 2012

**Amendments to motion on
“Expanding land resources”**

Further to LC Paper No. CB(3) 448/11-12 issued on 17 February 2012, four Members (Hon CHAN Hak-kan, Hon LEE Wing-tat, Hon Tanya CHAN and Hon Albert CHAN) have respectively given notices of their intention to move separate amendments to Hon CHEUNG Hok-ming’s motion on “Expanding land resources” scheduled for the Council meeting of 29 February 2012. As directed by the President, the respective amendments will be printed in the terms in which they were handed in on the Agenda of the Council.

2. The President will order a joint debate on the above motion and amendments. To assist Members in debating the motion and amendments, I set out below the procedure to be followed during the debate:

- (a) the President calls upon Hon CHEUNG Hok-ming to speak and move his motion;
- (b) the President proposes the question on Hon CHEUNG Hok-ming’s motion;
- (c) the President calls upon the four Members, who intend to move amendments, to speak in the following order, but no amendment is to be moved at this stage:

- (i) Hon CHAN Hak-kan;
 - (ii) Hon LEE Wing-tat;
 - (iii) Hon Tanya CHAN; and
 - (iv) Hon Albert CHAN;
- (d) the President calls upon the designated public officer(s) to speak;
- (e) the President invites other Members to speak;
- (f) the President gives leave to Hon CHEUNG Hok-ming to speak for the second time on the amendments;
- (g) the President calls upon the designated public officer(s) again to speak;
- (h) in accordance with Rule 34(5) of the Rules of Procedure, the President has decided that he will call upon the four Members to move their respective amendments in the order set out in paragraph (c) above. The President invites Hon CHAN Hak-kan to move his amendment to the motion, and forthwith proposes and puts to vote the question on Hon CHAN Hak-kan's amendment;
- (i) after Hon CHAN Hak-kan's amendment has been voted upon, the President deals with the other three amendments; and
- (j) after all amendments have been dealt with, the President calls upon Hon CHEUNG Hok-ming to reply. Thereafter, the President puts to vote the question on Hon CHEUNG Hok-ming's motion, or his motion as amended, as the case may be.

3. For Members' ease of reference, the terms of the original motion and of the motion, if amended, are set out in the **Appendix**.

(Mrs Justina LAM)
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on
“Expanding land resources”
to be held at the Council meeting of 29 February 2012**

1. Hon CHEUNG Hok-ming’s original motion

That the Government estimates that Hong Kong’s population will reach 8.9 million in 2039, while the number of households will reach 3.1 million; in the Policy Address announced last year, the Chief Executive stated that the Government would innovate to expand land resources, so as to meet the demand of housing and economic development; recently, the authorities have also conducted consultation on the development of rock caverns and possible reclamation sites outside the Victoria Harbour; in this connection, this Council urges the Government to:

- (a) formulate a concrete policy and timetable for materializing the concept of land reserve, and build a land reserve under a sustainable development approach, so as to formulate long-term land planning and stabilize land supply;
- (b) innovate to encourage residential development projects on private lands, including studying allowing owners of private lands to participate in the land development of new development areas or new towns, appropriately relaxing the plot ratio for rural residential land, and enhancing the transparency of premium payment;
- (c) review the existing compensation mechanism for land resumption, so as to expedite the Government’s pace of land resumption for building new towns or new development areas;
- (d) comprehensively look into the use of green belt areas and agricultural land in the New Territories which are devegetated, deserted or formed, thus no longer performing their original functions, and convert them into housing sites;
- (e) before finalizing any reclamation works project outside the Victoria Harbour, release as a mandatory requirement important information such as environmental impact and project costs, etc. for conducting intensive consultation with affected stakeholders, and make

compensation in respect of affected fishermen and the ecological environment; and

- (f) expedite the construction of the Northern Link with a view to driving land development in the Northwest New Territories.

2. Motion as amended by Hon CHAN Hak-kan

That, *given that* the Government estimates that Hong Kong's population will reach 8.9 million in 2039, while the number of households will reach 3.1 million; in the Policy Address announced last year, the Chief Executive stated that the Government would innovate to expand land resources, so as to meet the demand of housing and economic development; recently, the authorities have also conducted consultation on the development of rock caverns and possible reclamation sites outside the Victoria Harbour, *and have materialized the opening of the Frontier Closed Area*; in this connection, this Council urges the Government to:

- (a) formulate a concrete policy and timetable for materializing the concept of land reserve, and build a land reserve under a sustainable development approach, so as to formulate long-term land planning and stabilize land supply;
- (b) innovate to encourage residential development projects on private lands, including studying allowing owners of private lands to participate in the land development of new development areas or new towns, appropriately relaxing the plot ratio for rural residential land, and enhancing the transparency of premium payment;
- (c) review the existing compensation mechanism for land resumption, so as to expedite the Government's pace of land resumption for building new towns or new development areas;
- (d) comprehensively look into the use of green belt areas and agricultural land in the New Territories which are devegetated, deserted or formed, thus no longer performing their original functions, and convert them into housing sites;
- (e) before finalizing any reclamation works project outside the Victoria Harbour, release as a mandatory requirement important information such as environmental impact and project costs, etc. for conducting intensive consultation with affected stakeholders, and make compensation in respect of affected fishermen and the ecological environment; ~~and~~

- (f) expedite the construction of the Northern Link with a view to driving land development in the Northwest New Territories; *and*
- (g) *expedite the development of the Lok Ma Chau Loop and Liantang/Heung Yuen Wai Boundary Control Point, and formulate a concrete plan for developing the land of the former Frontier Closed Area, so as to optimize the use of 2 400 hectares of land as released.*

Note: Hon CHAN Hak-kan's amendment is marked in *bold and italic type* or with deletion line.

3. Motion as amended by Hon LEE Wing-tat

That ~~the Government estimates that~~, *according to the projection of the Government*, Hong Kong's population will reach 8.9 million in 2039, while the number of households will reach 3.1 million; in the Policy Address announced last year, the Chief Executive stated that the Government would innovate to expand land resources, so as to meet the demand of housing and economic development; recently, the authorities have also conducted consultation on the development of rock caverns and possible reclamation sites outside the Victoria Harbour; in this connection, this Council urges the Government to:

- (a) formulate a concrete policy and timetable for materializing the concept of land reserve, and build a land reserve under a sustainable development approach, so as to formulate long-term land planning and stabilize land supply;
- (b) ~~innovate~~ *strengthen public participation through public consultation for perfecting the planning and design of new development areas or new towns, and study using innovative ideas* to encourage residential development projects on private lands, including studying allowing owners of private lands to participate in the land development of new development areas or new towns, appropriately relaxing the plot ratio for rural residential land, and enhancing the transparency of premium payment;
- (c) review the existing compensation mechanism for land resumption, *including allowing affected households to apply for purchasing Home Ownership Scheme flats without having to undergo income and asset tests*, so as to expedite the Government's pace of land resumption for building new towns or new development areas;

- (d) comprehensively look into the use of green belt areas and agricultural land in the New Territories which are devegetated, deserted or formed, ~~thus no longer performing their original functions, and convert them into housing sites~~ ***regulate the use and development of the land in the New Territories, expeditiously include the land in the New Territories in the Outline Zoning Plan, and draw up a draft development permission area plan for the land adjacent to country parks, so as to actively combat ‘destroy first, develop later’ practices, restore the damaged natural environment to the original state, and convert the lands which no longer perform their original functions into housing, commercial, cultural and eco-tourism sites, etc.;***
- (e) before finalizing any reclamation works project outside the Victoria Harbour, ~~release as a mandatory requirement~~ ***ensure as a mandatory requirement that such reclamation works projects will not cause serious impact on the nearby marine ecological environment and the development of nearby areas, and that the land use under the relevant development plans suits Hong Kong’s long-term development and have the support of appropriate ancillary measures and social consensus, release*** important information such as environmental impact and project costs, etc. for conducting intensive consultation with affected stakeholders, and make compensation ***and adopt remedial measures*** in respect of affected fishermen ***people (including fishermen)*** and the ecological environment; and
- (f) expedite the construction of the Northern Link with a view to driving land development in the Northwest New Territories.

Note: Hon LEE Wing-tat’s amendment is marked in ***bold and italic type*** or with deletion line.

4. Motion as amended by Hon Tanya CHAN

That ***the land in Hong Kong falls short of the demand in recent years, thereby directly driving up property prices, therefore a comprehensive land policy is very important to society;*** the Government estimates that Hong Kong’s population will reach 8.9 million in 2039, while the number of households will reach 3.1 million; in the Policy Address announced last year, the Chief Executive stated that the Government would innovate to expand land resources, so as to meet the demand of housing and economic development; recently, the authorities have also conducted consultation on the development of rock caverns and possible reclamation sites outside the Victoria Harbour; in this connection, this Council urges the Government to ***strike an appropriate***

balance between development and conservation when formulating a land policy, and to:

- (a) formulate a concrete policy and timetable for materializing the concept of land reserve, and build a land reserve under a sustainable development approach, so as to formulate long-term land planning and stabilize land supply;
- (b) *expeditiously include all lands within the territory of Hong Kong in statutory plans, so as to monitor the planned use of all lands and regulate the development of land resources;*
- (c) *comprehensively review the Town Planning Ordinance and the functions of the Town Planning Board, and strengthen the Town Planning Board's independence and effectiveness in monitoring, vetting and approving plans for developing land resources;*
- ~~(b)~~(d) *innovate to encourage residential development projects on private lands, including studying allowing owners of private lands to participate in the land development of new development areas or new towns, appropriately relaxing the plot ratio for rural residential land, and enhancing the transparency of premium payment and strengthen the support and co-ordination for property owners in old districts to participate in redeveloping old districts, and incorporate conservation elements such as historical buildings and local cultural features in the course of redeveloping old districts;*
- ~~(c)~~(e) review the existing compensation mechanism for land resumption *as well as the rehousing and removal arrangements for affected residents*, so as to expedite the Government's pace of land resumption for building new towns or new development areas;
- ~~(d)~~ *comprehensively look into the use of green belt areas and agricultural land in the New Territories which are devegetated, deserted or formed, thus no longer performing their original functions, and convert them into housing sites;*
- (f) *strengthen the enforcement of the Town Planning Ordinance and other relevant laws to prevent land owners from damaging the agricultural land and land in green belt areas and from developing residential sites by unlawful means, so as to ensure the lawful and sustainable development of land resources;*
- ~~(e)~~(g) before finalizing any reclamation works project outside the Victoria Harbour, release as a mandatory requirement important information

such as environmental impact and project costs, etc. for conducting intensive consultation with affected stakeholders, and make compensation in respect of affected fishermen and the ecological environment; and

- (f)(h) expedite the construction of the Northern Link with a view to driving land development in the Northwest New Territories.

Note: Hon Tanya CHAN's amendment is marked in *bold and italic type* or with deletion line.

5. Motion as amended by Hon Albert CHAN

That the Government estimates that Hong Kong's population will reach 8.9 million in 2039, while the number of households will reach 3.1 million; in the Policy Address announced last year, the Chief Executive stated that the Government would innovate to expand land resources, so as to meet the demand of housing and economic development; recently, the authorities have also conducted consultation on the development of rock caverns and possible reclamation sites outside the Victoria Harbour; in this connection, this Council urges the Government to:

- (a) formulate a concrete policy and timetable for materializing the concept of land reserve, ~~and~~ *draw up an annual '10-year rolling mechanism for land supply' and regularly inject new lands to serve as reserve so as to ensure that Hong Kong can* build a land reserve under a sustainable development approach, ~~so as to~~ *and to* formulate long-term land planning and stabilize land supply;
- (b) innovate to encourage residential development projects on private lands, including studying allowing owners of private lands to participate in the land development of new development areas or new towns, appropriately relaxing the plot ratio for rural residential land, and enhancing the transparency of premium payment;
- (c) review the existing compensation mechanism for land resumption, so as to expedite the Government's pace of land resumption for building new towns or new development areas;
- (d) comprehensively look into the use of green belt areas and agricultural land in the New Territories which are devegetated, deserted or formed, thus no longer performing their original functions, and convert them into housing sites;

- (e) before finalizing any reclamation works project outside the Victoria Harbour, release as a mandatory requirement important information such as environmental impact and project costs, etc. for conducting intensive consultation with affected stakeholders, and make compensation in respect of affected fishermen and the ecological environment; and
- (f) expedite the construction of the Northern Link with a view to driving land development in the Northwest New Territories.

Note: Hon Albert CHAN's amendment is marked in *bold and italic type* or with deletion line.