

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 24 October 2012

**Amendments to motion on
“North East New Territories New Development Areas Planning and
Engineering Study”**

Further to LC Paper No. CB(3) 26/12-13 issued on 11 October 2012, six Members (Hon Frederick FUNG, Hon CHAN Hak-kan, Hon CHAN Yuen-han, Hon James TIEN, Hon Abraham SHEK and Hon Gary FAN) have respectively given notices of their intention to move separate amendments to Hon Emily LAU’s motion on “North East New Territories New Development Areas Planning and Engineering Study” scheduled for the Council meeting of 24 October 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 Emily LAU to speak and move her motion;
- (b) the President proposes the question on Hon Emily LAU’s motion;
- (c) the President calls upon the six Members, who intend to move amendments, to speak in the following order, but no amendment is to be moved at this stage:
 - (i) Hon Frederick FUNG;

- (ii) Hon CHAN Hak-kan;
 - (iii) Hon CHAN Yuen-han;
 - (iv) Hon James TIEN;
 - (v) Hon Abraham SHEK; and
 - (vi) Hon Gary FAN;
- (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 Emily LAU to speak for the second time on the amendments;
 - (g) the President calls upon the designated public officer(s) to speak again;
 - (h) in accordance with Rule 34(5) of the Rules of Procedure, the President has decided that he will call upon the six Members to move their respective amendments in the order set out in paragraph (c) above. The President invites Hon Frederick FUNG to move his amendment to the motion, and forthwith proposes and puts to vote the question on Hon Frederick FUNG's amendment;
 - (i) after Hon Frederick FUNG's amendment has been voted upon, the President deals with the other five amendments; and
 - (j) after all amendments have been dealt with, the President calls upon Hon Emily LAU to reply. Thereafter, the President puts to vote the question on Hon Emily LAU's motion, or her 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**.

(Miss Odelia LEUNG)
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on
“North East New Territories New Development Areas Planning and
Engineering Study”
to be held at the Council meeting of 24 October 2012**

1. Hon Emily LAU’s original motion

That the proposal of the North East New Territories New Development Areas Planning and Engineering Study put forward by the authorities has aroused extensive discussion and great controversies in society due to the large-scale development involved; in this connection, this Council urges the authorities to withdraw the relevant proposal, conduct extensive consultation and take account of Hong Kong’s policies on population development, housing demand, employment, environmental conservation, rebuilding the agricultural industry, rehousing non-indigenous inhabitants and Hong Kong-Shenzhen integration, etc. as well as problems such as property developers’ unscrupulous land resumption practices and the situation of the affected persons before launching studies on the relevant planning proposal.

2. Motion as amended by Hon Frederick FUNG

That, *as* the proposal of the North East New Territories New Development Areas Planning and Engineering Study put forward by the authorities ~~has aroused~~ *involves large-scale development, arousing* extensive discussion and great controversies in society ~~due to the large-scale development involved; in this connection,~~ this Council urges the authorities to withdraw the relevant proposal, conduct extensive consultation and take account of Hong Kong’s policies on population development, housing demand, employment, environmental conservation, rebuilding the agricultural industry, rehousing non-indigenous inhabitants and Hong Kong-Shenzhen integration, etc. as well as problems such as property developers’ unscrupulous land resumption practices and the situation of the affected persons, *while abandoning its haughty attitude and wanton use of tactics to intensify conflicts, returning to the right track of humbly listening to public opinion and having regard to the best interests of Hong Kong people,* before launching studies on the relevant planning proposal.

Note: Hon Frederick FUNG’s amendment is marked in *bold and italic type* or with deletion line.

3. Motion as amended by Hon CHAN Hak-kan

That ~~the proposal of the Government initiated the Planning and Development Study on North East New Territories in 1998, and in 2008 conducted the North East New Territories New Development Areas Planning and Engineering Study put forward by the authorities (colloquially known as Three-in-One New Development Area) and commenced a three-stage public engagement and consultation programme, and the Stage 3 Public Engagement has just ended in late September this year; as the Three-in-One New Development Area has~~ aroused extensive discussion and great controversies in society due to the large-scale development involved; ~~in this connection, this Council urges the authorities to withdraw the relevant proposal, conduct extensive consultation and take~~ *pro-actively consider the recommendations and demands received during the consultation period, and after taking* account of Hong Kong's policies on population development, housing demand, employment, environmental conservation, rebuilding the agricultural industry, rehousing non-indigenous inhabitants and Hong Kong-Shenzhen integration, etc. as well as problems such as property developers' unscrupulous land resumption practices and the situation of the affected persons ~~before launching studies on the relevant planning proposal,~~ *to make corresponding amendments to the Three-in-One New Development Area planning, including:*

- (a) *to adopt an appropriate development mode to dispel public misgivings, and promote the expeditious implementation of the development plan to alleviate the pressure of inadequate housing land;*
- (b) *to adjust the ratio of public housing to no less than 50% of the total, so as to build more public rental housing and subsidized housing flats;*
- (c) *to designate a certain proportion of private residential land for 'Hong Kong property for Hong Kong residents' to ensure that Hong Kong people may have priority in purchasing the completed residential flats;*
- (d) *to provide affected residents with compensation and removal arrangements no less favourable than those provided under the Liantang/Heung Yuen Wai Boundary Control Point project, and designate village resite areas for the in-situ rehousing of villagers ;*
- (e) *to synchronize the development of the three development areas, so as to allow them to synergize their complementary advantages, and to create sufficient jobs for residents to work in their local areas;*

- (f) *to designate sufficient and suitable land for agriculture in the three development areas or adjacent areas, and allocate resources to assist farmers in rebuilding the agricultural industry;*
- (g) *to study extending the Northern Link to connect the three development areas, so as to develop environmentally friendly and convenient transport connection; and*
- (h) *to relocate disruptive community facilities or provide alternative relief proposals to create a better environment for community living;*

at the same time, the authorities should continue to listen to views of the various stakeholders, perfect the Three-in-One New Development Area planning and expeditiously commence the relevant planning proposal.

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

4. Motion as amended by Hon CHAN Yuen-han

That *Hong Kong needs development, but development does not mean destroying existing places; land needs planning, but Hong Kong does not need uniform and moulded planning;* the proposal of the North East New Territories New Development Areas Planning and Engineering Study put forward by the authorities has aroused extensive discussion and great controversies *that lead to confrontation* in society due to the large-scale development involved; *it has been learnt that a considerable number of the land lots concerned are not abandoned 'vacant land' with no inhabitants, and such land lots inherit and pass on unique history and culture which need to be respected;* in this connection, this Council urges the authorities to ~~withdraw the relevant proposal, conduct extensive consultation and take account of Hong Kong's~~ *continue to extend the scope of consultation for the various stakeholders, including indigenous inhabitants, farmers and conservationists, etc., to have sufficient room to express views, and to keep the plan at the stage of 'simulated planning', so that the various sides can have sufficient time to communicate, and hold detailed discussions relating to* policies on population development, housing demand, employment, environmental conservation, rebuilding the agricultural industry, *history and culture*, rehousing non-indigenous inhabitants and Hong Kong-Shenzhen integration, etc. as well as problems such as property developers' unscrupulous land resumption practices ~~and~~, the situation of the affected persons before ~~launching studies on the relevant planning proposal,~~ *and even the introduction of a new planning mode, so that the relevant development plan can truly benefit Hong Kong.*

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

5. Motion as amended by Hon James TIEN

That, *as* the proposal of the North East New Territories New Development Areas Planning and Engineering Study put forward by the authorities ~~has aroused~~ *involves large-scale development, arousing* extensive discussion and great controversies in society ~~due to the large-scale development involved; in this connection, this Council urges the authorities to withdraw the relevant proposal, conduct extensive consultation and take account of Hong Kong's policies on population development, housing demand, employment, environmental conservation, rebuilding the agricultural industry, rehousing non-indigenous inhabitants and Hong Kong-Shenzhen integration, etc. as well as problems such as property developers' unscrupulous land resumption practices and the situation of the affected persons before launching studies on the relevant planning proposal~~ *listen seriously to the views of various social sectors, ensure that the relevant planning will be based on the needs of Hong Kong people in that the new development areas will serve as a land bank to cope with Hong Kong's future development and satisfy housing demand, and will not become a special zone within the special administrative region, a backyard through which mainlanders can enter and leave Hong Kong freely, or a phenomenon of Hong Kong-Shenzhen integration; in addition, this Council considers that the North East New Territories New Development Areas should be equipped with various comprehensive ancillary support facilities, including appropriate infrastructure, community facilities and employment opportunities, etc., so that the Areas can develop into a truly self-contained new town.*

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

6. Motion as amended by Hon Abraham SHEK

That the proposal of the North East New Territories New Development Areas Planning and Engineering Study put forward by the authorities has aroused extensive discussion ~~and great controversies~~ in society due to the large-scale development involved; in this connection, this Council urges the authorities to ~~withdraw the relevant proposal, conduct extensive consultation and take account of~~ *having regard to* Hong Kong's policies on population development, housing demand, *development of special industries*, employment, environmental conservation, rebuilding the agricultural industry, rehousing non-indigenous inhabitants ~~and Hong Kong-Shenzhen integration, etc. as well as problems such as property developers' unscrupulous land resumption practices and the situation~~

~~of the affected persons before launching studies on the relevant planning proposal, etc.,~~ ***adopt the longstanding mode of allowing landowners' participation in development when taking forward the relevant planning proposal, so as to avoid any conflicts that may arise from land resumption, thereby achieving the earliest implementation of the North East New Territories New Development Areas plan and expediting the supply of public and private housing, with a view to attaining social harmony.***

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

7. Motion as amended by Hon Gary FAN

That the proposal of the North East New Territories New Development Areas Planning and Engineering Study put forward by the authorities has aroused extensive discussion and great controversies in society due to the large-scale development involved; in this connection, this Council urges the authorities to withdraw the relevant proposal, ***and under the principles of bottom-up democratic planning and giving consideration to the rights and interests of the various stakeholders, to*** conduct extensive consultation and take account of Hong Kong's policies on population development, housing demand, employment, environmental conservation, rebuilding the agricultural industry, rehousing non-indigenous inhabitants and Hong Kong-Shenzhen integration, etc. as well as problems such as property developers' unscrupulous land resumption practices and the situation of the affected persons before launching studies on the relevant planning proposal.

Note: Hon Gary FAN's amendment is marked in ***bold and italic type***.