

立法會
Legislative Council

LC Paper No. CB(1)1431/13-14
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV/1

Panel on Development

**Minutes of special meeting
held on Friday, 26 July 2013, at 9:00 am
in Conference Room 1 of the Legislative Council Complex**

Members present : Hon Tony TSE Wai-chuen (Deputy Chairman)
Hon James TO Kun-sun
Hon Emily LAU Wai-hing, JP
Hon Abraham SHEK Lai-him, GBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon Cyd HO Sau-lan
Hon CHAN Hak-kan, JP
Hon CHAN Kin-por, BBS, JP
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-yeet, GBS, JP
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP
Hon WU Chi-wai, MH
Hon Gary FAN Kwok-wai
Hon CHAN Chi-chuen
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Hon Kenneth LEUNG
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon CHIANG Lai-wan, JP
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

Members attending : Hon Ronny TONG Ka-wah, SC
Hon Steven HO Chun-yin

Members absent : Dr Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Hon CHAN Kam-lam, SBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Alan LEONG Kah-kit, SC
Hon James TIEN Pei-chun, GBS, JP
Hon CHAN Han-pan
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Alice MAK Mei-kuen, JP
Dr Hon KWOK Ka-ki

Public officers attending : **Agenda item II**

Mr Paul CHAN Mo-po, MH, JP
Secretary for Development

Ms Brenda AU Kit-ying
Principal Assistant Secretary for Development
(Planning and Lands)⁵

Ms Phyllis LI, JP
Deputy Director of Planning/Territorial
Planning Department

Ms Bernadette LINN, JP
Director of Lands

Mr LAW Hin-wing, JP
Assistant Director (Acquisition)
Lands Department

Mr LAW Man-tim
Chief Engineer/Project Division 2
(New Territories North and West)
Civil Engineering and Development Department

**Attendance by
Invitation**

: Agenda item II

Ms Gabee MAK Shuk-ching
召集人
聲討689害港集團聯盟

Mr HAU Kam-lam
North District Council member

Mr LAU Kwok-fan
North District Council member

Ir Victor CHEUNG Chi-kong
Senior Vice President
The Hong Kong Institution of Engineers

Mr LAW Heung-shan
召集人
劊房波關注組

Dr Alan LEUNG
Conservation Manger, Terrestrial
WWF-Hong Kong

Mr Thomas TSE
Secretary General
Hong Kong Construction Association

Mr TAM Kwok-sun

Mr LEUNG Yuk-cheung
Convener
NT NorthEast Strategies

Mr LUK Chung-hung
Yuen Long District Council member

Mr KWAN Pok-wang

廖健文先生
主席
上水天平山村居民協會

Mr FU Ka-ho

Ms LAU Sze-man

Mr Louis CHENG

Mr CHEUNG Shek-kan

Mr LEUNG Si-sing

Ms HO Loy

Ms CHAN Ka-yi

Ms CHAN Ka-yi

Senior Fans

I love my home in a farming city association

Mr LEUNG Chun-yin

Ms Estelle LAM

Mr MUI Sik-chi

Community Officer

Labour Party

Mr Ian BROWNLEE

Managing Director

Masterplan Limited

Ms WONG Hoi-ting

Mr LEE Chi-wing

Sha Tin District Council member

Dr Peter Cookson SIMTH

Immediate Past President

The Hong Kong Institute of Planners

Ms AU Hei-man
Member
Fanling North Villages and Residents

Ms WONG Suk-wai
Member
Mapopo Community Farm

Ms CHO Kai-kai
Villager
Ma Shi Po Village

Mr TSANG Fan-hong
Villager
Ma Shi Po Village

Mr YUNG Kin-sang
Villager
Ma Shi Po Village

Mr LAI Ka-chi
Villager of Shek Wu New Village

Mr AU Ho-man
Farmer
Ma Shi Po Village

Mr AU Lau-kun
Farmer
Ma Shi Po Village

Ms LAW Sui-shum
Villager
Ma Shi Po Village

Mr CHAN Gar-sun
Farmer
Ma Shi Po village

Mr LEE Muk-yuen
Villager
Fu Dei Ngao Village

Ms CHAN Hiu-wan

Ms IP Tsz-kiu
Villager
Ma Shi Po Village

Miss IP Wing-ching
Villager
Ma Shi Po Village

Miss CHAN Yan-yiu

Mr CHUNG Chi-ho
Farmer
Ma Shi Po Village

Ms TANG Cheuk-ying

Ms FUNG Wai-yan

Ms SABAN Maryam

Mr Hin CHEUNG

Ir Gordon CHO
Executive Director
Dashun Policy Research Centre

Ms Pesce LAM

陳麗敏女士

Ms LAI Suk-man

Ms YIP Chui-man
Senior Project Officer
Greeners Action

Mr CHAN Chi-wai

Mr LAI Ming-chak

Mr CHAN Shue
Committee Member
Society of Indigenous Learning

Mrs Elizabeth TSE WONG Siu-yin

Mr Simon YAM Shing-yan

Ms Emily WONG

王小萍女士
委員
攸潭尾村民關注組

廖洪基先生
委員
攸潭尾高鐵影響關注組

李德新先生
委員
攸潭尾水源關注組

李聯珍女士
委員
攸潭尾村民環境關注組

周貴賢先生
委員
攸潭尾關注組

羅翠珊女士
委員
攸潭尾爭取水源關注組

郭志成先生
委員
愛惜攸潭尾

陳偉明先生
委員
馬田壘村村民關注組

馮仕強先生
委員
攸潭尾保護環境關注組

黃貴蘭女士
委員
攸潭尾安全關注組

劉兆忠先生
委員
攸潭尾珍惜家園關注組

劉錦威先生
委員
攸潭尾居民關注組

鄭瑾女士
委員
攸潭尾高鐵工程關注組

鄧笑群女士
委員
攸潭尾守護家園關注組

駱梅軒女士
委員
攸潭尾環境關注組

羅新章先生
委員
攸潭尾愛家園關注組

莊立彬先生
委員
攸潭尾港鐵工程關注組

Clerk in attendance : Ms Sharon CHUNG
Chief Council Secretary (1)6

Staff in attendance : Mr Andy LAU
Assistant Secretary General 1

Miss Kitty CHENG
Assistant Legal Adviser 5

Mr Anthony CHU
Senior Council Secretary (1)6

Mr Fred PANG
Council Secretary (1)6

Ms Alice CHEUNG
Senior Legislative Assistant (1)1

Ms Christina SHIU
Legislative Assistant (1)6

Ms Clara LO
Legislative Assistant (1)9

Action

I Matters arising from the special meeting on 25 July 2013

(LC Paper No. CB(1)1619/12-13(01) -- Motion proposed by
Hon Albert CHAN Wai-yip
LC Paper No. CB(1)1619/12-13(02) -- Motion proposed by
Hon Kenneth LEUNG)

Motion proposed by Mr Albert CHAN Wai-yip and Mr CHAN Chi-chuen
(At 9:10 am, Mr LEUNG Kwok-hung walked towards the Secretary for Development ("SDEV"), grabbed the name plate in front of his seat and threw it on the floor. The Deputy Chairman ordered Mr LEUNG whose conduct was grossly disorderly to withdraw from the meeting. Mr LEUNG left the meeting venue with the assistance of the security staff of the Legislative Council ("LegCo") Secretariat.)

The Deputy Chairman read out the motion proposed by Mr Albert CHAN Wai-yip and Mr CHAN Chi-chuen. The wordings of the motion were as follows:

"由於「新界東北新發展區計劃」涉及公眾利益、公帑使用、土地規劃及房屋需求，而發展局局長陳茂波及其家人卻涉嫌擁有該區內面積達1萬8千平方呎的土地，政府在該區的規劃及賠償的決定，會令陳茂波及其家人獲得巨大利益。陳茂波擔任發展局局長期間在申報其個人及其家人擁有上述土地利益的問題上，令社會各界質疑陳茂波欠缺誠信，並未能公平、公正及合理地處理「新界東北新發展區計劃」的賠償及規劃事宜。基於上述原因，本委員會促請陳茂波立即辭去發展局局長的職位，以確保陳茂波的誠信問題不會對政府施政及「新界東北新發展區計劃」帶來負面影響。"

(Translation)

"Given that the North East New Territories New Development Areas ("NENT NDAs") project involves public interest, the use of public funds, land use planning and housing demand, and yet it is suspected that the Secretary for Development, Mr Paul CHAN Mo-po, and his family own land amounting to 18 000 square feet ("sq. ft.") in the areas, the Government's decision on the planning and compensation in respect of the areas will enable Mr Paul CHAN Mo-po and his family to gain substantial benefits. The way in which Mr Paul CHAN Mo-po, as the Secretary for Development, has declared interests in land owned by himself and his family in the areas has caused the public to query his integrity, and that he will not handle matters relating to compensation and planning for the NENT NDAs project in a fair, impartial and reasonable manner. For the above reasons, this Panel urges Mr Paul CHAN Mo-po to resign immediately from the post of the Secretary for Development, so as to ensure that his integrity problem will not bring about any adverse impact upon the implementation of policies by the Government and the NENT NDAs project."

2. The Deputy Chairman said that the Panel had decided at the special meeting on 25 July 2013 to put the motion to vote. Owing to time constraints, members agreed to defer the voting to today's meeting. As a number of members requested to speak on the motion, the Deputy Chairman ordered a one-minute speaking time for each member.

3. Ms Claudia MO, Ms Emily LAU, Dr Fernando CHEUNG, Mr Albert CHAN, Mr James TO, Mr Frederick FUNG, Dr Kenneth CHAN, Mr CHAN Chi-chuen, Ms Cyd HO, Mr Kenneth LEUNG and Mr Ronny TONG expressed support for the motion and urged SDEV to resign. Mr TONG remarked that SDEV should have declared all interests and sold all relevant stakes in land held by him and his family when he took up the post.

4. Dr CHIANG Lai-wan opposed the motion. She said that as the Department of Justice and the Independent Commission Against Corruption had initiated investigation into the case relating to SDEV, the motion, if passed, might prejudice the investigation. Mr CHAN Kin-por also opposed the motion. He said that there was no evidence showing that SDEV would handle the NENT NDAs project in an unfair manner. Mr IP Kwok-him said that, while he considered that the motion fell outside the terms of reference of the Panel, he would respect the Deputy Chairman's ruling. Mr Michael TIEN considered that SDEV had not abused power for personal gains. Nevertheless, he urged SDEV to sell all relevant land stakes held by him and his family, and disclose whether he had any controlling interest in the relevant companies associated with the earlier scandal on leasing of subdivided flats.

5. Ir Dr LO Wai-kwok considered that the present motion was in essence the same as that proposed by Mr Albert CHAN Wai-yip and Mr CHAN Chi-chuen at the Panel meeting on 22 July 2013, which had already been ruled by the Chairman as not related to the subject of discussion at that meeting and hence had not been dealt with by the Panel. Ir Dr LO said that the Deputy Chairman should make reference to the Chairman's ruling on that motion. Mrs Regina IP pointed out that the Chairman had sought legal advice before making the ruling on the motion on 22 July 2013 and enquired whether the Panel should handle the present motion which had similar wordings. The Deputy Chairman reiterated that he had already made a ruling at the meeting on 25 July 2013 that the present motion was related to the agenda item under discussion.

6. At the invitation of the Deputy Chairman, SDEV made the following responses on the motion:

- (a) He disagreed on the allegation that he had disclosed the relevant information on the issue of ownership of land within the NENT NDAs in a piecemeal manner. At the Panel meeting

on 22 July 2013, he had taken the initiative to brief members on related issues and answered members' questions. Before and after the Panel meeting as well as during the trip to Tianjin on 23 July 2013, he had also explained to the media about the issues and responded to the media's enquiries. On 24 and 25 July 2013, separate statements were issued by his wife and the Statement Industries Limited ("Statement Industries") (i.e. the company which was previously co-owned by his wife and her family members and which had purchased the farmland in Kwu Tung North ("KTN"), Sheung Shiu ("the Farmland") in 1994) to make further clarification on some public queries. As he did not own the land interests concerned, time was needed to gather the relevant information and for clarification with his wife's family members.

- (b) He had reported to the Chief Executive ("CE") in September 2012 about his wife's stake in the Farmland. Shortly after in October 2012, his wife sold her entire stake in Statement Industries to her brother. The transaction was a genuine transaction at the then prevailing market price as revealed by the transaction documents set out in his wife's statement issued on 25 July 2013. The stake concerned was not held on trust.
- (c) Statement Industries had issued an announcement that it would appoint professional surveyors to do a valuation of the Farmland and sell it at market price by open tender. His wife's family members would no longer own any land within the NENT NDAs after the disposal.
- (d) Of the 75% shares in Harvest Charm Development Limited ("Harvest Charm") held by Orient Express Holdings Limited ("Orient Express"), half of them were held on behalf of the company named Classic Success International Limited ("Classic Success"). He himself, his wife and their children as well as Orient Express were not shareholders of Classic Success. After discussion between his wife and Classic Success, Classic Success agreed to appoint a lawyer to verify relevant documents in order to authenticate that he himself, his wife and their children as well as Orient Express were not shareholders of Classic Success. In short, Orient Express beneficially held 37.5% shares in Harvest Charm and thus his wife did not hold any controlling stake in Harvest Charm.

7. The Deputy Chairman put the motion to vote. 11 members voted for, seven members voted against and no member abstained from voting. The Deputy Chairman declared that the motion was carried.

(*Post-meeting note:* The Administration's response to the motion was circulated to members on 22 October 2013 vide LC Paper No. CB(1)126/13-14(01).)

Motion proposed by Mr Kenneth LEUNG

8. As a number of members indicated that they wished to speak on the motion, the Deputy Chairman said that the motion proposed by Mr Kenneth LEUNG would be dealt with at the end of Session Three after the Panel had received views from the depositions.

II To receive views on the revised development proposals for the North East New Territories New Development Areas project

(LC Paper No. CB(1)1461/12-13(01) -- Administration's paper on North East New Territories New Development Areas Project

LC Paper No. CB(1)1543/12-13(01) -- Administration's paper on increasing land supply

LC Paper No. CB(1)1461/12-13(02) -- Paper on the proposed North East New Territories New Development Areas prepared by the Legislative Council Secretariat (Updated background brief))

Submissions from organizations/individuals not attending the meeting

(LC Paper No. CB(1)1603/12-13(03) -- Submission from a member of the public (Mr LIU Chun-kui) dated 19 July 2013

LC Paper No. CB(1)1603/12-13(04) -- Submission from a member of the public (Ms LIU Kit-man) dated 19 July 2013))

9. Members noted the following submissions tabled at the meeting —

- (a) submission from WWF-Hong Kong;
- (b) submission from Masterplan Limited; and
- (c) submission from The Hong Kong Institute of Planners.

(Post-meeting note: The above submissions tabled at the meeting were circulated to members vide LC Papers Nos. CB(1)1645/12-13(01) to (03) on 1 August 2013.)

Session One

Presentation of views by the deputations

10. The Deputy Chairman welcomed the Administration and deputations to the meeting. He reminded deputations that when addressing the Panel during the meeting, they were not covered by the protection and immunity under the Legislative Council (Powers and Privileges) Ordinance (Cap. 382) ("LC(P&P)O") and their written submissions were also not covered by the said Ordinance.

11. A summary of deputations' views was given in the **Appendix**.

Discussion

Land interests held by the Secretary for Development's family in North East New Territories New Development Areas

12. Mr Albert CHAN expressed dissatisfaction that, while the homes of many local villagers/farmers would be destroyed by the NENT NDAs project, SDEV appeared to have made profits by hoarding agricultural land in NENT. He invited deputations to express views on whether it was suitable for SDEV to remain in the post.

13. Mr TAM Kwok-sun considered that, in view of the series of scandals involving SDEV, it would be difficult for the Administration to continue with the NENT NDAs project. Hence, SDEV should resign. Mr LEUNG Chun-yin remarked that SDEV should provide information on his declaration of interests made to the Executive Council ("ExCo").

Miss MAK Shuk-ching said that SDEV should resign as his integrity was in serious question.

The revised development proposals of the North East New Territories New Development Areas

14. Ms Emily LAU referred to paragraph 22 of the Administration's paper entitled "Increasing Land Supply" (LC Paper No. CB(1)1543/12-13(01)), which stated that "...the Government is reviewing a total of about 257 hectares ("ha") of such sites in North District and Yuen Long, with a view to identifying more suitable sites for housing development as soon as possible. In this connection, four areas in Kwu Tung South ("KTS"), Yuen Long South ("YLS"), Fanling/Sheung Shui Area 30 ("FSS") and Kong Nga Po have been identified for planning and engineering studies to ascertain the feasibility of and scope for residential development". Ms LAU suggested that the Administration should consider developing the aforementioned regions as substitute of the NENT NDAs project.

15. The Deputy Director of Planning/Territorial ("DD of P/T") responded that the Administration was studying the development of brownfield sites. The first stage public consultation on the use of brownfield sites in YLS for housing development (about 100 ha in area) had completed and similar work was being conducted for KTS. As for FSS, the Administration was studying means to minimize the negative impact of a sewage treatment plant to release the development potential of the area. To meet housing needs, the Administration would explore various means to identify suitable land for development, including these areas and the NENT NDAs.

16. Mr Ronny TONG pointed out that there were residential care homes for the elderly ("RCHEs") within the proposed NENT NDAs with about a thousand existing service users. He asked if the Administration would allow the RCHEs to continue operation.

17. SDEV said that the RCHEs in question were privately run. The Social Welfare Department would provide assistance for the elders therein as necessary in finding alternative accommodation in other RCHEs. The revised development proposals for the NENT NDAs project ("Revised Proposal") had included development of RCHEs and related facilities. SDEV pointed out that from the urban planning perspective, the existing land use of the site occupied by the RCHEs mentioned by Mr Ronny TONG was not optimal.

18. Mr Ronny TONG did not subscribe to SDEV's views. Dr Fernando CHEUNG considered that the transfer of the existing elders to other RCHEs would not be a proper measure as they might have difficulty in adapting to the new environment.

19. Noting that the Administration had repeatedly stressed that Hong Kong lacked suitable land for development, Dr Fernando CHEUNG enquired whether the Development Bureau ("DEVB") would consider imposing tax on vacant private land. SDEV undertook to look into the suggestion in consultation with other policy bureaux concerned.

Response by the Administration

20. At the invitation of the Deputy Chairman, SDEV gave a consolidated response to the views expressed by deputations and members in Session One as follows -

- (a) There was little vacant Government land in Hong Kong suitable for development. Information on the current situation of Hong Kong's unallocated Government land in a number of zonings had been posted on the relevant Government websites for public information. The public were welcomed to make suggestions on any unallocated land suitable for development.
- (b) Brownfield sites could not be developed for housing immediately. For instance, the Administration was conducting a public engagement exercise for the Hung Shui Kiu NDA. As some sites in the NDA were currently used for storage and logistics services, these facilities had to be re-located before the sites could be released for development. Since it would take time to conduct relevant technical studies on the sites before development, including assessments of impact on and requirements for public infrastructure and facilities, it would be impractical for the Administration to seek an alternative at this stage to replace the NENT NDAs project.
- (c) While the Administration had tried to minimize the impacts of the NENT NDAs project on local residents, about 1 000 households would be affected inevitably. The Administration would contact the affected households proactively to explain

the relevant compensation and rehousing arrangements, and provide assistance as necessary.

- (d) The population in Hong Kong had increased by about 400 000 in the past decade.
- (e) The Revised Proposal targeted to provide 37 700 job opportunities in the NDAs, which were lower than that in the original proposal. Nonetheless, about 80% of the population in the NENT NDAs would reside within 500 metres ("m") of the proposed railway station or other public transport interchanges. Hence, the majority of the local residents in the NDAs would find it convenient to travel to work in areas outside the NDAs, including the Lok Ma Chau Loop Area and the Hung Shui Kiu NDA. It was anticipated that the Hung Shui Kiu NDA could create about 100 000 jobs.
- (f) The Administration had completed the relevant traffic impact assessment for the NENT NDAs project.
- (g) DEVB would work with the Food and Health Bureau ("FHB") in identifying suitable land for agricultural rehabilitation.
- (h) Fanling Golf Course and Fanling Lodge would be included in the Preliminary Feasibility Study on Developing the New Territories North ("the NTN Study"). The Home Affairs Bureau ("HAB") was also reviewing the policy on private recreational leases. Upon completion of the relevant study and review, if the two sites were required for development, the Administration would need to conduct related technical and environmental impact assessment ("EIA"). Given that the above work would take time to complete, the land of Fanling Golf Course and Fanling Lodge was no substitute for the NENT NDAs project.

(The Deputy Chairman ordered a break of five minutes.)

(The meeting resumed at 11:20 am.)

Session Two

Presentation of views by the deputations

21. The Deputy Chairman welcomed the deputations and reminded them that when addressing the Panel during the meeting, they were not covered by the protection and immunity under LC(P&P)O and their written submissions were also not covered by the said Ordinance.

22. A summary of deputations' views was in the **Appendix**.

Discussion

The revised development proposals of the North East New Territories New Development Areas

23. Ms Emily LAU observed that heated public discussion and controversies surrounding the NENT NDAs project reflected that the proposal was not yet mature to proceed. In particular, there were strong objections from the villagers/farmers who would be displaced by land resumption. On the other hand, the private sector had been assembling land in the proposed NDAs in expectation that the Government would process land exchange applications, and some tenants might be evicted by their landlords. Ms LAU enquired about measures the Administration would adopt to safeguard the right of genuine tenants/occupiers to be affected by the clearance exercises.

24. SDEV said that in processing applications for lease modifications including land exchanges, the Administration would require applicants to offer comparable compensation packages to occupants on site, making reference to the occupation status on or after the date of publication of the Stage 3 Public Engagement ("PE3") Report and announcement of the Revised Proposal, i.e. 4 July 2013. This should help protect the interests of the occupants on site. On the conduct of Pre-clearance Surveys ("PCSs"), the Director of Lands ("D of L") explained that a PCS would normally be conducted taking into account the boundaries for a development project. As the NENT NDAs project would be taken forward in a number of phases spanning over a period of more than 10 years, while the general aim would be to conduct the survey as early as possible, the Administration had to decide what the suitable timing would be. As regards concern about "eviction" of tenants by the landowners, its legality or otherwise should be

determined having regard to the circumstances of individual case including the terms of the tenancy agreement in question.

25. SDEV and D of L further advised that applications for modification of lease including in-situ land exchange under the Revised Proposal had to meet specified deadlines and a set of planning criteria, having regard to the phased development of the NENT NDAs. To ensure that existing occupants would be aware of any such application on the private land concerned, the Administration would announce details of the application procedures and requirements, and make known the applications received. Leaflets would be distributed to affected tenants in the NDAs to enhance their understanding on the eligibility criteria for compensation/rehousing, and hotlines would be set up to answer public enquiries.

26. Dr Fernando CHEUNG criticized that there was a lack of policy for sustained development and promotion of local agriculture in Hong Kong, and expressed concern if the Administration had ever taken into account the development of agriculture in the NENT NDAs project.

27. SDEV responded that DEVB had consulted FHB on agricultural issues when planning the development of NENT NDAs, in particular on the measures to facilitate resite/rehabilitation for genuine farmers to be affected by the development. SDEV said that he would convey to FHB the views of members/deputations on agricultural development in Hong Kong.

28. Ms Claudia MO urged the Administration to consider the proposal put forward by a community group on redeveloping two-thirds of the land of Fanling Golf Course for housing ("the Community Proposal"), as it would be in the public interest and legitimate under the relevant tenancy agreement to resume the golf course.

29. SDEV explained that, given the large size of the area covered in the Community Proposal, it would take time to complete the relevant technical assessments and EIA, as well as the necessary public engagement exercises, should such a proposal be pursued. The requisite timeframe could not possibly tie in with the implementation of the NENT NDAs project. He reiterated that the golf course site would be included in the NTN Study, and HAB would commence a review on the policy on private recreational leases in parallel.

30. Ms Claudia MO considered that the Government of the previous term should have conducted the feasibility study of developing Fanling Golf

Course for housing in parallel with the NENT NDAs Study. She pointed out that it was unacceptable that the villagers/farmers in NENT should be affected by land clearance and village removal due to Government's negligence in studying other site options in a timely manner.

31. SDEV said that, as explained at a previous Panel meeting, the suggestion to develop the Fanling Golf Course site had only been raised for the first time around August or September 2012 when PE3 was coming to an end. He stressed that the Administration had considered the suggestion, and as a first step had informed the Hong Kong Golf Club that the short-term tenancy granted for a plant nursery site within the golf course site would be terminated to make way for housing development.

32. Regarding the concerns raised by some deputations about the high level of arsenic detected in the soil samples taken from KTN NDA in the Final EIA Report for NENT NDAs ("the Report"), the Chief Engineer/Project Division 2 (New Territories North and West), Civil Engineering and Development Department explained that investigation results indicated that the high arsenic in different areas of KTN was likely to be naturally occurred, and a Health Risk Assessment had been conducted to assess the risks arising from inhalation or incidental ingestion. To minimize the potential adverse impact on the public during site formation and excavation works, the Report had recommended adoption of suitable treatment methods, including cement solidification/stabilization for specific spots where the arsenic concentration reached 571 milligrams/kilogram or above.

Suitability of Secretary for Development to remain in the post

33. Given that the Panel had passed a motion in the earlier part of today's meeting requesting SDEV to resign, Ms Claudia MO considered it no longer appropriate for SDEV to continue attending the meeting and answering members' enquiries on the Revised Proposal. She observed that even some members from the pro-establishment camp considered that SDEV should shelve the proposal.

34. Mr Gary FAN urged SDEV to take heed of the concerns expressed by deputations at the meeting and work out a better alternative proposal. He criticized that SDEV had employed "verbal tactics" to cover up his or his family members' land interests in the NENT NDAs. In spite of the statements/declaration given by SDEV or his wife on the matter, it remained unclear to the public as to whether SDEV's family members had land

interests in the NENT NDAs, such as through the holding of shares "on behalf of" another company (e.g. Classic Success). In view of the lack of public confidence in SDEV, Mr FAN considered that SDEV should seriously consider resigning from the post.

35. SDEV said that his wife had already sold her stake in the Farmland in KTN in October 2012. Since then, he himself, his wife and their children did not hold any interest in land in the NENT NDAs, nor were they shareholders of Classic Success. Regarding the comments made by a deputation at the meeting that the purchase of the Farmland in 1994 was associated with interests in the potential development of KTN NDA, SDEV pointed out that the allegation was groundless as the land purchase took place two years before the announcement of the proposal made in 1996 to develop KTN.

(At about 1:00 pm, the Deputy Chairman ordered a lunch break.)

(The meeting resumed at 2:00 pm.)

Session Three

Presentation of views by the deputations

36. The Deputy Chairman welcomed the deputations to the meeting and reminded them that when addressing the Panel, they were not covered by the protection and immunity under LC(P&P)O and their written submissions were also not covered by the said Ordinance.

37. A summary of deputations' views was given in the **Appendix**.

Discussion

The revised development proposals of the North East New Territories New Development Areas

38. Dr Fernando CHEUNG referred to the views of the villagers of Ma Shi Po Village attending the meeting and expressed concern that the land resumption for development of the NENT NDAs would damage the rural environment. In his view, resuming farmland in the NDAs would be tantamount to taking away the farmers' means of living, and it would be difficult for them to seek new land to re-establish their farming practice and markets.

39. Referring to some major infrastructural projects undertaken in the past two decades (e.g. the Chek Lap Kok Airport and the West Rail Line), Mr Albert CHAN criticized that in taking forward new developments, the Government had resumed rural land with existing villages and farms extensively and indiscriminately, and made profits from related land sale. He observed that some of the affected residents and farmers, especially the elderly, had serious difficulties in adapting to the new environment after re-location.

40. SDEV advised that, apart from cash compensation for resumed land and ex-gratia allowance for loss of crops within the NDAs, assistance would be provided to affected genuine farmers who would wish to purchase or rent farmland elsewhere to continue farming. The Agriculture, Fisheries and Conservation Department would assist in lining up interested farmers with concerned landowners to discuss rental arrangements. The affected genuine farmers could also apply for a short-term waiver for building a temporary domestic structure up to two storeys and 5.18 m/17 ft in height and a roofed-over area of 400 sq. ft. on the land which they had secured. The Government could also provide basic infrastructure and technical support to facilitate them to re-establish their farming practices.

41. On the need to resume farmland for the NENT NDAs project, DD of P/T explained that the development potential of NENT had been recognized as early as in the Territorial Development Strategy Review in the 1990s. The Planning and Development Study on NENT commissioned in 1998 had identified KTN and Fanling North ("FLN") as two of the NDAs suitable for development. As regards the concerns raised by villagers of Ma Shi Po Village, DD of P/T advised that, as the village was close to the Fanling/Sheung Shui New Town and located at the district centre of the future FLN NDA, it would be inevitable that the land would need to be developed.

42. Dr Fernando CHEUNG enquired whether the Administration would make reference to overseas practices to conduct a social impact assessment on the NENT NDAs. SDEV said that the suggestion would not be practicable at this late stage as the NENT NDAs Planning and Engineering Study had already undergone PE3.

43. Referring to the concerns raised by the villagers of Yau Tam Mei Tsuen about the adverse impacts arising from the construction works of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail

Link ("XRL") in the village, Dr Fernando CHEUNG expressed concerns that the relevant government departments and the Mass Transit Railway Corporation Limited ("MTRCL") had failed to honour their pledge, given at the time of seeking funding approval, to address the adverse impact arising from the construction works.

44. Mr Albert CHAN expressed strong dissatisfaction that MTRCL did not admit any responsibilities for the problem of water shortage in Yau Tam Mei Tsuen arising from the XRL works, whereas the Government did not offer assistance to the villagers. Mr CHAN said that he would support the villagers in taking stronger actions in future if the matter continued to drag on, including blockading the village from access by MTRCL's works contractors.

45. Ms Emily LAU and Miss CHAN Yuen-han noted that, while Yau Tam Mei Tsuen villagers had already lodged their complaints with the Administration, MTRCL and the Public Complaints Office ("PCO") of the LegCo Secretariat, the matter remained unresolved. They urged SDEV to convey villagers' concerns to the Transport and Housing Bureau ("THB"), and PCO should arrange as soon as possible a meeting of the aggrieved villagers, LegCo Members as well as the representatives of the Administration and MTRCL. Miss CHAN also called on the Administration to draw lessons from the XRL project for considering similar issues in taking forward the development of the NENT NDAs and Hung Shui Kiu NDA.

46. The Deputy Chairman directed the Clerk to follow up with PCO on members' suggestions. SDEV advised that he would refer the relevant views and concerns of members and deputations to THB after the meeting.

47. After arrangements had been made by the LegCo Secretariat during the meeting, the Deputy Chairman informed members that PCO would meet with Yau Tam Mei Tsuen villagers who were attending the Panel meeting for handling their complaints in relation to the XRL works.

(The Deputy Chairman ordered that the meeting be suspended for three minutes to allow the deputations concerned to leave the meeting to go to the PCO office.)

(The meeting resumed at 3:33 pm.)

Motion proposed by Mr Kenneth LEUNG

48. When the meeting resumed, the Deputy Chairman informed members that he would proceed to deal with the motion put forth by Mr Kenneth LEUNG at the special meeting held on 25 July 2013. Mr LEUNG then read out his motion as follows –

"本委員會促請發展局局長陳茂波先生按其所知，公開其本人、配偶及親屬於新界東北新發展區計劃範圍內以個人、公司或信託形式所持有的土地及物業資料，包括業權的轉讓紀錄，以及相關公司股份持有人的身份。"

(Translation)

"That this Panel urges the Secretary for Development, Mr Paul CHAN Mo-po, to disclose, to the best of his knowledge, information on the land and property which are located in the areas covered by the North East New Territories New Development Areas project and held by himself, his spouse and relatives on a personal basis, through a company or on trust, including records on transfer of titles and the identities of the shareholders of relevant companies."

49. Referring to the chart compiled and reported by the media purporting to show the relationship among the companies connected with SDEV, his wife and their family members ("the Chart"), Mr Kenneth LEUNG pointed out that some of the connected entities in question were incorporated offshore in the British Virgin Island ("BVI"), where the companies were not required to file their annual financial statements to the Companies Registry, nor required to disclose the beneficial owners, directors and shareholders of the companies in the public records of BVI. Given the lack of transparency in the operations of these companies, and in order to ascertain whether SDEV was indeed free from any conflict of interests in the NENT NDAs project, it was necessary to seek more information from SDEV. Mr LEUNG said that the motion was a last resort as SDEV had not taken the initiative to make a more thorough disclosure earlier on.

50. Mr Abraham SHEK suggested that the Panel should seek legal advice on whether the motion was related to the Revised Proposal under discussion. He considered that members might pursue the motion at a meeting of the House Committee, or it would not be necessary to put the motion to vote at all if SDEV undertook to make the relevant disclosure stated in the motion.

The Deputy Chairman advised that, when Mr Kenneth LEUNG put forth the motion at the special meeting held on 25 July 2013, he had already ruled that the motion was directly related to the discussion of the NENT NDAs project.

51. Mr Abraham SHEK suggested that the Deputy Chairman could re-consider his ruling in light of any new considerations. Mr Kenneth LEUNG queried the appropriateness to revert the ruling made and remarked that other members could follow suit requesting review of any new ruling.

52. Dr Fernando CHEUNG expressed support for the motion. He stressed the importance for SDEV to avoid potential conflict of interests, and considered the current request for SDEV to make a more detailed disclosure reasonable. He also expressed concern whether the registration of companies offshore by SDEV or his wife was meant to avoid tax liabilities. He opined that SDEV, as a certified public accountant, should honour the profession's pledge to be straightforward and honest in all professional and business relationships.

53. Mr Albert CHAN considered that SDEV had reaped profits from selling the land in the NENT NDAs earlier on, but disregarded the interests of villagers who would be uprooted by land resumption in the NENT NDAs development. He urged SDEV not to mask his self-interest behind pretension as a faithful Christian and under the pretext of the development of Hong Kong. Referring to the requirement for police officers to declare interests in respect of their spouses' business operations, Mr CHAN considered it all the more necessary for SDEV, as a principal official, to make more thorough disclosure of interests.

54. Mr Abraham SHEK remarked that members should respect others' right to freedom of religion. Referring to some queries or adverse comments from deputations about his religious beliefs, SDEV requested to put on record that the Book of Micah was his motto and that the Bible taught men not to judge other people.

55. Ms Emily LAU supported the motion requesting SDEV to make further disclosure of interests as the public held high expectation of the integrity of the principal officials of the Government and ExCo Members. Ms LAU also considered it necessary to tighten the requirements under the interest declaration system for ExCo Members. Dr Kenneth CHAN shared this view.

56. Dr Kenneth CHAN expressed support for the motion as it would help clarify whether any of SDEV's connected entities, especially those companies incorporated offshore at BVI, held land interests in the NENT NDAs. Stressing the importance for politically appointed officials to exercise accountability and integrity, he queried why SDEV had not disclosed in about October 2012 that his wife had sold her stake in Orient Express, which held land interests in the NENT NDAs, so as to allay public concerns earlier. The belated and piecemeal disclosure by SDEV and his wife had only sparked more queries from members and the public.

57. Ir Dr LO Wai-kwok said that he did not support the motion as it would require disclosure of interests of not just SDEV, but his relatives ("親屬") as well, which seemed to deviate from the normal practice. It would also be difficult to define the reference "親屬". In his view, SDEV and his wife had already clarified issues of their alleged land interests within the NENT NDAs.

58. Mr CHAN Kin-por observed that, as SDEV had already met the requirements under the system of declaration of interests by ExCo Members, it would be unfair to adopt other criteria in measuring the adequacy of his disclosure. Mr CHAN said that he might consider supporting the motion if the reference "親屬" was removed from the motion having regard to the difficulty of defining its scope. However, he considered it unreasonable to include disclosure on the "identities of the shareholders of relevant companies". Dr CHIANG Lai-wan expressed reservation about the motion as the disclosure under request would catch information on persons who were the directors/shareholders of the connected companies but not SDEV's relatives ("親屬").

59. Mr Kenneth LEUNG maintained that the scope of disclosure intended by the motion was reasonable as members and the public had no knowledge on the ownership of and interests held by the entities associated with SDEV that might be relevant to the NENT NDAs project. Moreover, the scope was confined to those interests relating to the NENT NDAs only. Nevertheless, he would accede to the suggestion of Mr CHAN Kin-por to amend the reference "親屬" to "家屬" in the motion. The motion as amended by Mr LEUNG was as follows –

"本委員會促請發展局局長陳茂波先生按其所知，公開其本人、配偶及家屬於新界東北新發展區計劃範圍內以個人、

公司或信託形式所持有的土地及物業資料，包括業權的轉讓紀錄，以及相關公司股份持有人的身份。"

(Translation)

"That this Panel urges the Secretary for Development, Mr Paul CHAN Mo-po, to disclose, to the best of his knowledge, information on the land and property which are located in the areas covered by the North East New Territories New Development Areas project and held by himself, his spouse and family members on a personal basis, through a company or on trust, including records on transfer of titles and the identities of the shareholders of relevant companies."

60. SDEV remarked that the request put forth in the motion might not be practicable given that the covering period and definition of "家屬" were not specified.

61. As members did not raise further views on the motion, the Deputy Chairman put the motion to vote. Seven members voted for and seven members voted against. The Deputy Chairman declared that the motion was negatived in accordance with Rule 77(13) of the Rules of Procedure of LegCo.

II Any other business

62. There being no other business, the meeting ended at 4:07 pm.

Council Business Division 1
Legislative Council Secretariat
16 May 2014

Panel on Development

Special meeting on Friday, 26 July 2013 at 9:00 am
Meeting to receive views on "The revised development proposals
for the North East New Territories New Development Areas project"

Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Major views and concerns
Session One		
1.	聲討689害港集團聯盟	<ul style="list-style-type: none"> ● The North East New Territories ("NENT") New Development Areas ("NDAs") project should be withdrawn. ● Fanling Golf Course should be redeveloped for housing. ● Secretary for Development ("SDEV") should resign.
2.	Mr HAU Kam-lam, North District Council member	<ul style="list-style-type: none"> ● Expressed support for the NENT NDAs project. ● The Administration should provide in-situ resettlement for villagers of Kwu Tung. ● The Administration should provide reasonable ex-gratia compensation.
3.	Mr LAU Kwok-fan, North District Council member	<ul style="list-style-type: none"> ● Expressed support for the NENT NDAs project. ● The Administration should provide reasonable ex-gratia compensation and more choices of resettlement for affected villagers. ● The proposed Police Driving Training Centre should be excluded from the NENT NDAs project. ● The Administration should resume the whole Tin Ping Shan Village.
4.	The Hong Kong Institution of Engineers	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1603/12-13(01)]
5.	劏房波關注組	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Fanling Golf Course should be redeveloped for housing. ● The Chief Executive and SDEV should resign.
6.	WWF-Hong Kong	<ul style="list-style-type: none"> ● A supplementary environmental impact assessment should be conducted to reduce the adverse environmental impacts arising from the NENT NDAs project.
7.	Hong Kong Construction Association	<ul style="list-style-type: none"> ● Expressed support for the NENT NDAs project. ● The Administration might develop Kwu Tung North and Fanling North first as both regions had better transport and infrastructure.

No.	Name of deputation/individual	Major views and concerns
8.	Mr TAM Kwok-sun	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1580/12-13(16)]
9.	NT NorthEast Strategies	<ul style="list-style-type: none"> ● The revised development proposals for the NENT NDAs project ("the Revised Proposal") did not address needs of affected villagers. ● The Administration should provide in-situ resettlement for local villagers and should not destroy their existing mode of living. ● The Administration should not ignore the importance of local agriculture and should preserve agricultural land. ● The Administration should develop the vacant land in Hong Kong and resume land from property developers if necessary. ● The Administration should ensure urban-rural integration in developing the NDAs.
10.	Mr LUK Chung-hung, Yuen Long District Council member	<ul style="list-style-type: none"> ● Expressed support for the NENT NDAs project. ● More medium and large-sized public housing units should be provided in the NDAs. ● The NENT NDAs project should incorporate requirements on "Hong Kong Property for Hong Kong People" and "flat size restrictions" for private housing sites. ● More employment opportunities should be provided in the NDAs. ● The Mass Transit Railway Corporation Limited ("MTRCL") should provide suitable free feeder bus service linking the NDAs and the East Rail Line.
11.	Mr KWAN Pok-wang	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● SDEV should resign.
12.	上水天平山村居民協會	<ul style="list-style-type: none"> ● Expressed support for the NENT NDAs project. ● Land resumption in Tin Ping Village should be stopped. ● The Administration should provide reasonable ex-gratia compensation. ● The Administration should step up enforcement against subdivided flats in the NDAs.
13.	Mr FU Ka-ho	<ul style="list-style-type: none"> ● The NENT NDAs project was to pave way for China-Hong Kong integration. ● The NENT NDAs project could not provide sufficient employment opportunities for future residents.
14.	Ms LAU Sze-man	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● The Administration should reduce the sale of land to property developers and utilize the land to address housing need.

No.	Name of deputation/individual	Major views and concerns
15.	Mr Louis CHENG	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Provision of ex-gratia compensation could not address request of local villagers/farmers for in-situ resettlement. ● The actual area of land for agricultural rehabilitation might be smaller than that forecasted by the Government. ● SDEV should resign.
16.	Mr CHEUNG Shek-kan	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1603/12-13(02)]
17.	Mr LEUNG Si-sing	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1602/12-13(08)]
18.	Ms HO Loy	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● The Government should enhance its policies on population and agriculture. ● The Administration should address local residents' request for the closure of Ta Kwu Ling landfill and consider using the landfill to accommodate Fanling Golf Course.
19.	Ms CHAN Ka-yi	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn.
20.	I love my home in a farming city association	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1603/12-13(05)]
21.	Mr LEUNG Chun-yin	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● The proposed NDAs lacked community services and employment opportunities. ● The barracks and Fanling Golf Course should be developed for housing.
22.	Ms Estelle LAM	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Vacant land in Hong Kong and Fanling Golf Course should be redeveloped for housing. ● The Government should ensure a fair allocation of housing resources.
23.	Labour Party	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Fanling Golf Course and Fanling Lodge should be developed for housing. ● The NENT NDAs project might involve collusion between the Government and the business sector. ● The Government should formulate a clear population policy and enhance the accuracy of population forecast.
24.	Masterplan Limited	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1603/12-13(06)]

No.	Name of deputation/individual	Major views and concerns
25.	Ms WONG Hoi-ting	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Vacant land in Hong Kong should be developed for housing. ● The NENT NDAs project might involve collusion between the Government and the business sector. ● The proposed in-situ land exchange would facilitate development by property developers.
26.	Mr LEE Chi-wing, Sha Tin District Council member	<ul style="list-style-type: none"> ● Expressed support for the NENT NDAs project. ● Transportation infrastructure for, community facilities and employment opportunities in the NDAs should be enhanced to attract people to move in. ● Agricultural industries might be developed in the NDAs.
27.	The Hong Kong Institute of Planners	<ul style="list-style-type: none"> ● The NENT NDAs project needed a good strategic planning. ● The Government should reassess the employment opportunities in the NDAs. ● The Government should cater for the needs of affected villagers/farmers and assist in their rehabilitation. ● The private-to-public housing ratio in the NDAs should be revised to 50-50. ● A land tribunal should be set up for handling matters relating to ex-gratia compensation.
<u>Session Two</u>		
28.	Fanling North Villages and Residents	<ul style="list-style-type: none"> ● The Administration should address the issue of eviction of local villagers and farmers by property developers in the development process. ● The NENT NDAs project could not solve the housing problem of Hong Kong. ● The NENT NDAs project should be withdrawn.
29.	Mapopo Community Farm	<ul style="list-style-type: none"> ● SDEV should resign. ● The NENT NDAs project should be withdrawn.
30.	Ms CHO Kai-kai	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Vacant land or properties should be developed for housing.
31.	Mr TSANG Fan-hong	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● The Administration should consider alternative proposals put forward by the local community.
32.	Mr YUNG Kin-sang	<ul style="list-style-type: none"> ● The Administration should address the issue of eviction of local villagers and farmers from by property developers in the development process. ● The Administration should adopt the traditional development model to prevent allegation of collusion between the Government and the business sector.

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> ● The Administration should freeze domicile in the NENT NDAs to protect the interests of local villagers.
33.	Mr LAI Ka-chi	<ul style="list-style-type: none"> ● The affected villagers had not been consulted. ● There must be proper resettlement for local villagers before demolition took place. ● Fanling Golf Course should be redeveloped for housing.
34.	Mr AU Ho-man	<ul style="list-style-type: none"> ● The NENT NDAs project might involve transfer of interests between the Government and property developers. ● The NENT NDAs project should be withdrawn.
35.	Mr AU Lau-kun	<ul style="list-style-type: none"> ● It would be difficult to identify suitable land for the affected farmers to resume their agricultural activities. ● The NENT NDAs project should be withdrawn.
36.	Ms LAW Sui-shum	<ul style="list-style-type: none"> ● The NENT NDA project might create split between the local villagers/farmers of NENT and other Hong Kong people with housing need. ● The Administration tended to sacrifice the interests of non-indigenous villagers in taking forward developments in the territory. ● The proposed ex-gratia compensation was insufficient.
37.	Mr CHAN Gar-sun	<ul style="list-style-type: none"> ● The Administration should promote the development of sustainable local agriculture.
38.	Mr LEE Muk-yuen	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Fanling Golf Course should be developed for housing. ● The proposed ex-gratia compensation was insufficient.
39.	Ms CHAN Hiu-wan	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn.
40.	Ms IP Tsz-kiu	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn.
41.	Miss IP Wing-ching	<ul style="list-style-type: none"> ● The Administration should act honestly in developing Hong Kong in the interests of people.
42.	Miss CHAN Yan-yiu	<ul style="list-style-type: none"> ● It would be a wrong decision to take forward the NENT NDAs project. ● The project would destroy farmland in NENT.
43.	Mr CHUNG Chi-ho	<ul style="list-style-type: none"> ● The NENT NDAs project had disregarded other important considerations such as food supply and energy conservation.
44.	Ms TANG Cheuk-ying	<ul style="list-style-type: none"> ● Vacant land in the urban areas should be developed for housing. ● People might not wish to reside in the NDAs due to long travelling hours between homes and working places in the urban

No.	Name of deputation/individual	Major views and concerns
		<p>areas.</p> <ul style="list-style-type: none"> ● The NENT NDA project might create split between the local villagers/farmers of NENT and other Hong Kong people with housing need.
45.	Ms FUNG Wai-yan	<ul style="list-style-type: none"> ● Expressed opposition to the NENT NDAs project. ● Farming activities in NENT would maintain a stable source of food supply for Hong Kong people, conserve the natural environment, and secure jobs for existing farmers.
46.	Ms SABAN Maryam	<ul style="list-style-type: none"> ● The Administration should consider alternative sites for providing housing. ● Some of the land in NENT was not suitable for housing. ● The air quality in NENT would deteriorate with the increase in high-rise buildings resulting in screening effect and poor ventilation.
47.	Mr Hin CHEUNG	<ul style="list-style-type: none"> ● The NENT NDAs project would only serve the purpose of "Hong Kong-Shenzhen Unification". ● Urbanization in Hong Kong only brought identical shopping malls and luxurious apartments.
48.	Dashun Policy Research Centre	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1603/12-13(07)]
49.	Ms Pesce LAM	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1580/12-13(17)]
50.	陳麗敏女士	<ul style="list-style-type: none"> ● The Administration should consider measures to facilitate conversion of old/vacant industrial buildings in Fanling to help create jobs. ● The small proportion of land earmarked for agricultural use in the NENT NDAs project would lead to further deterioration in the rural-urban ratio in town planning.
51.	Ms LAI Suk-man	<ul style="list-style-type: none"> ● The NENT NDAs project would ruin the ecology and existing farming practices in the areas, as well as demolish the homes of local residents. ● The agricultural rehabilitation scheme would take years for farmers to re-establish their farming activities. ● Vacant Government sites in the urban areas should be developed for housing.
52.	Greeners Action	<ul style="list-style-type: none"> ● The Administration should not pursue the NENT NDAs project on grounds of demographic growth. ● The Revised Proposal did not address the concerns raised by deputations and the public.

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> ● It was necessary for the Administration to formulate long-term policies to support the development of local agriculture.
Session Three		
53.	Mr CHAN Chi-wai	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1603/12-13(08)]
54.	Mr LAI Ming-chak	<ul style="list-style-type: none"> ● Expressed opposition to the NENT NDAs project. ● Fanling Golf Course should be redeveloped for housing, and more land in the urban areas should be identified for development of public housing. ● There was unequal distribution of land resources, e.g. the land available for public housing was far less than that for small house development. ● SDEV should resign.
55.	Society of Indigenous Learning	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1603/12-13(09)]
56.	Mrs Elizabeth TSE WONG Siu-yin	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1603/12-13(10)]
57.	Mr Simon YAM Shing-yan	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn.
58.	Ms Emily WONG	<ul style="list-style-type: none"> ● The Revised Proposal had not undergone thorough discussion. ● The NENT NDAs project would affect the livelihood of existing farmers, and reduce the land available for agricultural activities in Hong Kong.
59.	攸潭尾村民關注組	<ul style="list-style-type: none"> ● The works of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link ("XRL") had led to lots of problems in Yau Tam Mei Tsuen ("YTMT"). ● Expressed concern about drop in income for farmers and the lack of compensation for their loss.
60.	攸潭尾高鐵影響關注組	<ul style="list-style-type: none"> ● The Administration should draw lesson from the case of YTMT in pursuing the NENT NDAs project. ● The Administration should clarify issues relating to compensation for YTMT villagers affected by the works of XRL.
61.	攸潭尾水源關注組	<ul style="list-style-type: none"> ● The works of XRL had affected the operation of fish farms in YTMT. ● MTRCL and the Administration had failed to monitor the adverse environmental impact arising from the works of XRL. The Administration should resolve the problems promptly.

No.	Name of deputation/individual	Major views and concerns
62.	攸潭尾村民環境關注組	<ul style="list-style-type: none"> ● The works of XRL had affected the environment of YTMT and livelihood of villagers. ● Villagers were not provided with assistance. The Administration should resolve the problems promptly.
63.	攸潭尾關注組	<ul style="list-style-type: none"> ● The works of XRL had affected underground water resources in YTMT. ● The Administration had failed to monitor the works of XRL. Villagers were not provided with assistance.
64.	攸潭尾爭取水源關注組	<ul style="list-style-type: none"> ● The works of XRL had caused great nuisance to the community of YTMT. ● Villagers were not provided with assistance. The Administration should resolve the problems promptly.
65.	愛惜攸潭尾	<ul style="list-style-type: none"> ● The works of XRL had affected the operation of fish farms in YTMT. ● The Administration should provide compensation to affected operators.
66.	馬田學村村民關注組	<ul style="list-style-type: none"> ● The Administration should not develop the rural areas indiscriminately. ● Farming was an importance source of food, and recycling of food waste for agriculture was beneficial to the environment. ● The development would only benefit the property developers and residents and farmers affected would become homeless and jobless.
67.	攸潭尾保護環境關注組	<ul style="list-style-type: none"> ● The works of XRL had affected underground water resources in YTMT. ● Villagers were not provided with assistance. The Administration should resolve the problems promptly.
68.	攸潭尾安全關注組	<ul style="list-style-type: none"> ● The works of XRL had affected underground water resources in YTMT. ● Villagers were not provided with assistance. The Administration should resolve the problems promptly.
69.	攸潭尾珍惜家園關注組	<ul style="list-style-type: none"> ● The works of XRL had affected underground water resources in YTMT. ● Villagers were not provided with assistance. The Administration should resolve the problems promptly.
70.	攸潭尾居民關注組	<ul style="list-style-type: none"> ● The works of XRL had affected underground water resources in YTMT. ● Villagers were not provided with assistance. The Administration should resolve the problems promptly.

No.	Name of deputation/individual	Major views and concerns
71.	攸潭尾高鐵工程關注組	<ul style="list-style-type: none">● The works of XRL had affected the environment of YTMT and livelihood of villagers.● The Administration should provide compensation to affected parties.
72.	攸潭尾守護家園關注組	<ul style="list-style-type: none">● The works of XRL had led to lots of problems in YTMT.● Villagers were not provided with assistance. The Administration should resolve the problems promptly.
73.	攸潭尾環境關注組	<ul style="list-style-type: none">● Villagers were not provided with assistance. MTRCL should address the problems promptly.● It was undesirable to take forward the NENT NDAs project in the light of problems encountered in YTMT.
74.	攸潭尾愛家園關注組	<ul style="list-style-type: none">● The works of XRL had affected underground water resources in YTMT.
75.	攸潭尾港鐵工程關注組	<ul style="list-style-type: none">● The Administration had not conducted thorough consultation with local residents in pursuing the NENT NDAs project.● Fanling Golf Course should be developed for housing.● The works of XRL had led to lots of problems in YTMT. The NENT NDAs project might create similar problems.● YTMT villagers were not provided with assistance. The Administration and MTRCL should resolve the problems promptly, including providing compensation.