

立法會

Legislative Council

LC Paper No. CB(1)1433/13-14
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV/1

Panel on Development

Minutes of special meeting
held on Wednesday, 31 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 CHAN Kam-lam, SBS, JP
Hon Emily LAU Wai-hing, JP
Hon Abraham SHEK Lai-him, GBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon CHAN Kin-por, BBS, JP
Hon IP Kwok-him, GBS, JP
Hon Mrs Regina IP LAU Suk-yeet, GBS, JP
Hon Alan LEONG Kah-kit, SC
Hon LEUNG Kwok-hung
Hon Albert CHAN Wai-yip
Hon Claudia MO
Hon Michael TIEN Puk-sun, BBS, JP
Hon James TIEN Pei-chun, GBS, JP
Hon WU Chi-wai, MH
Hon Gary FAN Kwok-wai
Hon CHAN Chi-chuen
Hon CHAN Han-pan
Dr Hon Kenneth CHAN Ka-lok
Hon CHAN Yuen-han, SBS, JP
Dr Hon KWOK Ka-ki
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon CHIANG Lai-wan, JP
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

Members absent : Dr Hon LAU Wong-fat, GBM, GBS, JP (Chairman)
Hon Cyd HO Sau-lan
Hon CHAN Hak-kan, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon LEUNG Che-cheung, BBS, MH, JP
Hon Kenneth LEUNG
Hon Alice MAK Mei-kuen, JP

Public officers attending : **Agenda item I**

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

Mr Thomas CHOW Tat-ming, JP
Permanent Secretary for Development
(Planning and Lands)

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

Ms Bernadette LINN, JP
Director of Lands

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

Attendance by Invitation : **Agenda item I**

關美玲女士
委員
Partnership for Eco-Agriculture and
the Conservation of Earth

梁惠心女士
聯絡人
天平山村街坊組

林玉君先生
聯絡人
石湖新村街坊組

謝達仁先生
聯絡人
馬屎埔環境關注組

毛善良先生
聯絡人
虎地坳村發展區關注組

Mr KWOK Chung-man
Representative
Yat Tung Communication Network Association

李安然先生

Miss ZHANG Yun-yi
成員
爭取基層生活保障聯盟

胡雪金女士
成員
灣仔基層住屋權益組

吳好先生
成員
東區住屋組

譚日丹女士
Hong Kong Social-Economy Alliance

Mr WANG Chi-yung
Admin Officer
Hong Kong Professionals And
Senior Executives Association

Ms Vicky DAVIES
Vice Chairman
Business and Professionals Federation of Hong Kong

Ms POON Wan-yi

Mr LAM Cheuk-ting
Chief Executive
Democratic Party

Mr WONG Wang-to
Member
Social Affairs Committee, The Hong Kong Federation
of Trade Unions

Mr CHEUNG Sau-yin

鍾慧沁

Ir C W LAU
退休工程師

Eco-Community with Sustainable Planning Group
鄭淑貞女士
委員

關注基層住屋聯席
葉質堅先生
成員

Mr LAU Hoi-lung

冼鳳儀女士
委員
通州街重建區關注組

凌鳳霞女士
委員
重建受害戶關注組

劉道嫦女士
委員
海壇街居民重建關注組

李國女士
委員
桂林街居民重建關注組

Ir LAM Chi-sing
Assistant Honorary Secretary
Association of Engineering Professionals in Society

Miss CHAN Lok-tung

Ms CHAN Chiu-ha

Mr CHUNG Chi-kit

Miss FU Ka-wing

Ms YEUNG Lee-ki
Assistant Project Manager
The Hong Kong Bird Watching Society

Ms SO Ching-yee

Mr LAU Ki-fung
Representative
羅世恩議員辦事處

Mr LAW Sai-yan
North District Council member

Mr KAM Man-fung
Youth Committee Chair
New People's Party

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

Staff in attendance : Mr Anthony CHU
Senior Council Secretary (1)6

Mr Fred PANG
Council Secretary (1)6

Ms Christina SHIU
Legislative Assistant (1)6

Ms Clara LO
Legislative Assistant (1)9

Action

I 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) 1599/12-13(02) -- Submission from Mr Kenneth J LI dated 19 July 2013
(Chinese version only)

LC Paper No. CB(1) 1599/12-13(04) -- Submission from Ms YIP Sau-ying dated 19 July 2013
(Chinese version only)

LC Paper No. CB(1) 1646/12-13(03) -- Submission from 粉嶺北新發展區寮屋居民關注組 dated 31 July 2013)

(tabled at the meeting and subsequently issued e-mail on 1 August 2013)

Meeting arrangements

The Deputy Chairman invited members' views on the meeting arrangements. He said that the meeting would be conducted in two sessions with a break in between. During each session, deputations would be invited to present their views, to be followed by views and questions from members, and then responses from the Administration. Members raised no objection to the meeting arrangements.

Session One

Presentation of views by the deputations

2. The Deputy Chairman welcomed the Administration and deputations to the meeting. He reminded the 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.

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

Discussion

The revised development proposal of the North East New Territories New Development Areas project

4. Dr Fernando CHEUNG said that the North East New Territories ("NENT") New Development Areas ("NDA") project was against justice as it would benefit land owners and developers at the expense of interests of existing villagers. Given the Secretary for Development ("SDEV")'s undertaking at a previous Panel meeting that he would adhere to the principle of "to act justly, to love mercy" in discharging his official duties, Dr CHEUNG enquired how SDEV would ensure that the project would be taken forward in accordance with the principle.

5. SDEV responded that in working out the implementation details for the NENT NDAs project, the Administration had strived to minimize the impacts of the proposed development on local residents. It would be inevitable that houses of some villages would be cleared to make way for the development. He emphasized that he himself and his colleagues would meet with the affected residents and explained details of the revised development proposal of the

NENT NDAs project ("Revised Proposal"). The Administration would also provide assistance to the affected households as necessary and appropriate while ensuring proper and effective use of public resources. In respect of the Revised Proposal, SDEV advised that about 95 hectares ("ha") of agricultural land would be retained in the two NDAs, including that for the provision of the Long Valley Nature Park. Apart from that, the Administration had identified land zoned "AGR" in Kwu Tung South which was suitable for agricultural rehabilitation/resite. As the relevant land owners would well understand that their land in these "AGR" zones would not be developed in future, they would be more willing to lease the land to farmers for a longer term.

6. Mr CHAN Kam-lam considered it important to strike a balance between facilitating development and conserving the environment and preserving local culture. While recognizing the importance to safeguard the legal rights and interests of existing villagers in the NENT NDAs, he considered that the affected households should take into account the community's need for housing land. It would be inevitable that existing residents in the NENT NDAs would need to move out. Nonetheless, adequate re-housing and compensation arrangements should be provided to the affected residents.

7. Dr CHIANG Lai-wan pointed out that deputations attending the meeting had expressed concern about re-housing arrangements for existing residents affected by the NENT NDAs project. She urged the Administration to visit the affected households and explain details of the Revised Proposal, and look into ways to address their concerns. The Administration should consider the suggestion raised by some deputations to rehouse the affected villagers before demolishing their homes.

8. Permanent Secretary for Development (Planning and Lands) responded that the Administration had spared no effort in working out the compensation and rehousing arrangements for the NENT NDAs project. He said that a public housing site each in the Kwu Tung North NDA and the Fanling North NDA would be set aside to provide local rehousing for eligible affected households. Ex-gratia allowances would be provided to households ineligible for rehousing. The Administration would strive to ensure re-housing for the affected households to tie in with the timetable for the NENT NDAs project.

9. Miss CHAN Yuen-han expressed concern about effectiveness of the agricultural land rehabilitation scheme operated by the Agriculture, Fisheries and Conservation Department ("AFCD") in assisting the some 200 farmers on the waiting list, as most of the agricultural land which had been identified suitable for agricultural rehabilitation/resite in Kwu Tung South was privately

owned. She stressed that the Administration should ensure farming households willing to move out could re-establish their farming practices in the NENT NDAs.

10. SDEV replied that AFCD would proactively liaise with owners of the agricultural land in Kwu Tung South which had been identified suitable for agricultural rehabilitation/resite and give priority to matching land owners who were willing to lease/sell their land with the affected farmers in the NENT NDAs. He explained that matters on agricultural policies were under the purview of the Food and Health Bureau ("FHB"). FHB was working on a proposal to purchase agricultural land for leasing to interested farmers, and the details would be available in due course. The Deputy Chairman and Mr CHAN Kam-lam urged the Administration to provide the details of the proposal as soon as possible.

11. Mr CHAN Chi-chuen said that FHB had advised that the development of local agriculture hinged on the availability of land. He considered that the Development Bureau ("DEVB") and other relevant bureaux should discuss matters relating to agricultural development in Hong Kong at meetings of the relevant committees of the Legislative Council.

12. Mr Albert CHAN said that the People Power had proposed to increase the supply of housing land up to 1 400 ha in the next 15 years, including redeveloping golf courses, the Hong Kong Stadium and land designated for military use such as the existing firing range in Tuen Mun. He criticized that instead of conducting study on the above proposals, the Administration had decided to pursue the NENT NDAs project.

13. Mr Gary FAN stated his support for resuming the land of Fanling Golf Course for housing development.

[At the juncture, Mr Gary FAN walked towards SDEV and put near SDEV a golf bag with golf clubs inside. The Deputy Chairman asked him to return to his seat and Mr FAN did so.]

14. SDEV responded that he had already explained at previous Panel meetings why redeveloping Fanling Golf Course could not be a substitute for the NENT NDAs project.

The interests of the family of the Secretary of Development in land in North East New Territories

15. Members noted that SDEV had advised at the Panel meeting on 30 July 2013 that he had made declaration to the Chief Executive ("CE") on his wife's disposal of her entire shareholdings in Statement Industries Limited, ("the Company"), which owned a piece of farmland in Kwu Tung ("the Farmland") since 1994. Mr Alan LEONG enquired whether in his declaration to CE, SDEV had made clear that his wife's shareholdings in the Company was sold to his wife's brother and that the selling price was \$2.7 million; and whether SDEV had received confirmation from CE that the declaration had complied with the relevant requirements on the declaration of interests for officials and that he should continue to handle the NENT NDAs project. Mr Gary FAN asked whether CE gave any instruction after SDEV had made the declaration, and if yes, the follow-up action taken by SDEV.

16. SDEV said that in September 2012, he was aware that the Farmland was located within the NENT NDAs. In late September 2012, he reported to CE that his wife and her family members were holding the Farmland through a company, and that his wife had suggested on her own initiative to sell all her shareholdings in the company. SDEV advised that after the sale, he had informed CE that his wife's shareholdings in the Company had been sold to his wife's family.

17. Mr CHAN Chi-chuen and Mr Gary FAN queried why SDEV did not declare interests on the Farmland immediately upon taking up his post in July 2012. Mr CHAN considered that SDEV should have realized much earlier than September 2012 that the Farmland was located within the NENT NDAs. Mr FAN opined that in view of the series of incidents involving SDEV including the operation of subdivided flats, the public could not help believing that SDEV had made gross profits out of property investments and the NENT NDAs project.

18. SDEV remarked that the allegations made by Mr Gary FAN were groundless. He reiterated that he had strictly observed the requirements on declaration of interests in the relevant code for officials under the Political Appointment System and the code for Executive Council Members, and had made the appropriate declarations. Under the System of Declaration of Interests by Members of the Executive Council, he was not required to declare in the form available for public inspection his wife's shareholdings which he had no interest. He reiterated that he had reported to CE in September 2012 about the

Farmland. He explained that since other shareholders of the Company did not agree to sell the Farmland, the Farmland was not sold at that time.

19. Ms Emily LAU reiterated her views expressed at previous Panel meetings that unless SDEV tackled the issues arising from the Farmland, he could not continue to take forward government policies on land and development. She opined that instead of disclosing the relevant information in a piecemeal manner, SDEV should hold a press conference to explain all matters in detail.

20. Mr CHAN Chi-chuen considered that a politically appointed official should resign if he/she could no longer help the Government in pursuing public policies. As SDEV had claimed that his colleagues had expressed support for him to continue with his work, Mr Albert CHAN requested SDEV to provide the names of these colleagues. SDEV responded that he would not provide the names and advised that he had received emails from these colleagues.

Response by the Administration

21. SDEV advised that the Home Affairs Bureau ("HAB") was reviewing the policy on private recreational leases. Fanling Golf Course and Fanling Lodge had been included in the Preliminary Feasibility Study on Developing the New Territories North. To explore the development of the site of Fanling Golf Course, the Administration had to conduct planning and engineering studies as well as other technical assessments including Environmental Impacts Assessment. In view of the huge size of the site, completion of these studies together with related public engagement exercises would take at least three years. In developing the site of Fanling Golf Course, it would be necessary to reserve land for provision of infrastructure and community facilities, as well as commercial and business uses, hence not the entire site could be used for housing development. He advised that the Kwu Tung North NDA and the Fanling North NDA were geographically suitable for development given their proximity to the transport infrastructures. Fanling Golf Course could not be a substitute for the NENT NDAs project.

22. The Deputy Director of Planning/Territorial, Planning Department, advised that under the Revised Proposal, one of the proposed sites for police training facilities in Fu Tei Au had been taken away and hence the land retained for "AGR" zone had been increased as compared with the draft Recommended Outline Development Plan. As regards a deputation's suggestion that the Administration should include the entire Tin Ping Shan Village in the NENT NDAs project, she advised that while part of the land where the Village now

situated was zoned "Village Type Development", the rest of the land, which was mainly agricultural land had been included under the NENT NDAs project.

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

(The meeting resumed at 11:02 am.)

Session Two

Presentation of views by the deputations

23. The Deputy Chairman welcomed the Administration and deputations to the meeting. He reminded the deputations 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.

24. A summary of deputations' views was given at the **Appendix**.

Discussion

The revised development proposal of the North East New Territories New Development Areas project

25. Mr Michael TIEN considered it reasonable for the Administration to adjust the public-private housing ratio in the NENT NDAs from 43:57 under the Recommended Outline Development Plans ("RODPs") to 60:40 under the Revised Proposal. Noting that the population-to-job ratio in the NENT NDAs would be changed from 1:3 under RODPs to 1:5 under the Revised Proposal, Mr TIEN enquired about the rationale for the change and expressed concern about provision of jobs for future residents in the NDAs.

26. In response, SDEV explained that since Ping Che/Ta Kwu Ling ("PC/TKL") NDA had been excluded from the NENT NDAs project under the Revised Proposal, the number of employment opportunities in the area had therefore been reduced. Nevertheless, diversified employment opportunities including high-value added jobs and jobs suitable for residents with lower skill level would be provided for the two NDAs. He explained that given that 80% of the population in the two NDAs would reside within 500 metres of the proposed railway station or public transport interchanges, future residents would have good access to public transport links for travelling to work outside the NDAs, such as the proposed Hung Shui Kiu NDA which would offer about 100 000

jobs. SDEV advised that according to the Administration's preliminary assessment, the population-to-job ratio under the Revised Proposal was appropriate. He assured members that the Administration would give further consideration on the ratio.

27. Mr Gary FAN stressed the need for the Administration to formulate a policy for development of agriculture in Hong Kong. Citing the proposal put forward by a community group to develop two-third of the existing site of Fanling Golf Course for housing as an example, Mr FAN considered it practicable to promote sustainable agricultural development and achieve urban-rural integration in a land development project.

28. Mr WU Chi-wai supported adoption of the urban-rural integration principle in planning the NENT NDAs. He pointed out that re-provisioning of Choi Yuen Village was an example to preserve villagers' rural life and their farming practices. As the private land owners in the NENT NDAs had already indicated that they would not consider leasing their land to farmers, Mr WU urged that the Administration should take initiative to resume the private agricultural land in the NDAs to facilitate existing villagers to re-establish their farming practices. Dr KWOK Ka-ki expressed similar concern about ineffectiveness of the AFCD's agricultural land rehabilitation scheme in assisting farmers to re-establish their farming practices.

29. SDEV responded that DEVB was working closely with FHB in devising measures to assist genuine farmers affected by the NENT NDAs project to re-establish their farming practices. The Administration adopted an open attitude towards views and suggestions made by members and stakeholders in this aspect. Permanent Secretary for Development (Planning and Lands) supplemented that the "Cottage House Option" was a special arrangement provided for Chuk Yuen Village having regard to a host of factors, including the long established and closed relationship between the indigenous and non-indigenous villagers, the availability of land in the vicinity of Chuk Yuen Village for implementing the special arrangement, and the fact that the village was located at the Frontier Closed Area. He explained that the arrangements for Chuk Yuen Village were unique and would not be applicable to other development projects.

30. Given the diverse views expressed by members and deputations at previous Panel meetings, Ms Emily LAU observed that there was no consensus in the community and among members over the NENT NDAs project. Moreover, there were a lot of outstanding issues that the Administration needed to address, e.g. ineffectiveness of the agricultural land rehabilitation scheme,

jobs to be created in the NDAs, and urban-rural integration planning for the NDAs, etc. Ms LAU considered that the project was not yet ready for implementation. She opined that the Panel should deliberate further on the Revised Proposal in the next legislative session.

31. On concern about the agricultural land rehabilitation scheme, SDEV advised that the total size of the fallow farmland in Kwu Tung South that had been identified suitable for agricultural rehabilitation/resite was larger than the agricultural land that would be affected by the NENT NDAs project. As considerable proportion of the fallow farmland was privately owned, AFCD would actively approach the relevant owners to assist in matching land owners willing to lease their land for farming with farmers affected by the NENT NDAs project. Regarding jobs to be created in the two NDAs, SDEV advised that for the 37 700 jobs to be provided, they would cover a wide range of jobs, including 17 100 from commercial, research and development sectors; 15 400 from retail and services sectors; and 5 200 from various government, institution or community facilities sectors.

32. Mr CHAN Kam-lam held the view that the Administration should proceed with the NENT NDAs project and strike a proper balance between urban and rural developments taking into account the needs and requests of the affected parties as far as practicable.

33. Dr KWOK Ka-ki opined that the NENT NDAs project would only benefit developers which had accumulated land in NENT in early years in anticipation of Government's development plans for the area. He further criticized that adoption of the enhanced Conventional New Town Approach for implementing the project was a concession to developers. He considered that given the strong public resistance against the NENT NDAs project, he asked whether the Administration would still insist on proceeding with the project.

34. SDEV reiterated that the NENT NDAs would be a major source of land supply for Hong Kong in the medium to long term. The area would provide a total of 60 700 housing units, including 36 600 subsidized housing units. He said that the Administration would carefully consider all public views on the Revised Proposal, and incorporate them into the NENT NDAs plans where appropriate. Public officials in DEVB would proactively visit the affected residents to explain the Revised Proposal, including the compensation and rehousing arrangements.

35. Mr CHAN Kam-lam said that the Administration should look into the concerns raised by some deputations about the redevelopment projects

undertaken by the Urban Renewal Authority ("URA") in their buildings. The Deputy Chairman said that the purpose of the meeting was to receive views on the Revised Proposal. He had instructed the LegCo Secretariat to arrange the deputations concerned to contact the LegCo Public Complaints Office immediately after the meeting if they wished to follow up their case.

(Post-meeting note: Immediately after the meeting, the Public Complaints Office had met the four deputations on their case.)

The interests of the Secretary for Development's family in land in North East New Territories

36. Mr Gary FAN was concerned whether the disposal of her shareholdings in the Company by SDEV's wife to her brother was a genuine business deal given that SDEV's wife's brother had become bankrupt at that time. He queried whether the brother of SDEV's wife's was only holding the stake in the Company on trust for SDEV's wife, and hence SDEV's wife's was still the actual owners of the shares. He criticized that SDEV had concealed his interests in the Farmland.

37. SDEV said that the accusations made by Mr FAN were groundless. He said that his wife had made clear that the sale of her shareholdings in the Company to her brother was a genuine business deal. The relevant sales and purchase agreement and the instrument of transfer of shares had been disclosed to the media. He reiterated that he himself, his wife and their children did not have any interests in the Farmland after the disposal of shares in October 2012.

38. Mr Alan LEONG noted that a recent magazine article claimed that a former colleague of SDEV in a property firm and his wife had cross shareholding in some British Virgin Islands ("BVI") companies with SDEV and his wife. Mr LEONG said that SDEV should respond to the article. Mr LEONG considered that in complying with the declaration of interests requirements under the relevant codes applicable to politically appointed officials, SDEV should ensure that he had made declarations on any actual or potential conflict of interests he had/might have. Mr LEONG enquired whether SDEV himself, his family, his wife and her family were holding any land in the NENT NDAs, apart from the Farmland.

39. SDEV responded that he did not have the chance to read the article mentioned by Mr LEONG. He said that to his knowledge, apart from the Farmland which was held by the Company, he himself, his wife, their children and his wife's family had not owned any interests in land in the NENT NDAs.

40. Mr LEUNG Kwok-hung queried about the number of BVI companies under the control of SDEV's family and his wife's family and whether SDEV had reported the ownership of such companies to CE. He said that SDEV had tried to cover up the matter when responding to Mr Alan LEONG's question.

[At the juncture, Mr LEUNG Kwok-hung demonstrated a placard. Dr CHIANG Lai-wan said that the placard had obstructed her sight. The Deputy Chairman asked Mr LEUNG to move the placard and Mr LEUNG did so.]

41. SDEV responded that the accusations made by Mr LEUNG were groundless and unfair to him.

[At this juncture, Mr LEUNG Kwok-hung walked towards SDEV with the placard. The Deputy Chairman directed Mr LEUNG to return to his seat. Mr LEUNG grabbed the name plate in front of SDEV's 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 threw the placard on the floor and left the meeting venue with the assistance of security staff.]

42. Dr Fernando CHEUNG said that in implementing the NENT NDAs project, the Administration had protected the interests of large business conglomerates and oppressed the underprivileged. He considered that as long as SDEV stayed in the post, public perception that the NENT NDAs project was unjust would continue.

43. Mr Alan LEONG said that SDEV's approach to disclose the relevant information in a piecemeal manner had undermined public confidence in him. He considered that SDEV was not suitable to take charge of any upcoming public consultation for the NENT NDAs project.

44. Mr CHAN Kam-lam was concerned that public's focus had been shifted from the NENT NDAs project to recent allegations about the Farmland targeting at SDEV. He opined that the allegations were groundless and considered it unfair to require SDEV to refrain from taking part in the NENT NDAs project.

45. Mr Michael TIEN stressed the importance for members and the public to conduct a serious discussion on the NENT NDAs project. He said that members should focus on examining the Revised Proposal instead of discussing SDEV's personal issues.

46. Mr WU Chi-wai held the view that SDEV should be held responsible for shifting the public discussion focus.

[At the juncture, Mr Albert CHAN stood up at his seat to display two placards. Dr CHIANG Lai-wan and Mr CHAN Kam-lam said that Mr CHAN's placards had obstructed their sight. The Deputy Chairman said that the display of placards or objects during the meeting must not obstruct the sight of other members. Mr CHAN left his seat holding the placards, and stood on the aisle of the meeting room and spoke loudly. As no member should cross the floor of the Council unnecessarily, the Deputy Chairman directed Mr CHAN to place the placards on the floor and return to his seat. Mr CHAN stated that he had not violated the Rules of Procedure. The Deputy Chairman ordered that the meeting be suspended for five minutes.]

[The meeting resumed at 12:29 pm. To allow sufficient time for discussion, the Deputy Chairman directed that the meeting be extended until 12:45 pm.]

47. Mr Albert CHAN demonstrated the placards at his seat and criticized that it was against justice for SDEV to operate subdivided flats and hoard land in NENT. He said that SDEV's integrity and his conflict of interests had become the focus of attention of the media as well as the community, hence causing adverse effects on the NENT NDAs project. Mr CHAN urged that SDEV should resign.

48. Dr CHIANG Lai-wan said that the four special meetings held by the Panel to receive public views on the Revised Proposal had turned into a trial of SDEV. She remarked that it was common around the world for the opposition party to ask the ruling party to step down. She opined that SDEV should not be upset by such requests. She said that those people were crazy. Even if SDEV resigned, his successor would also be asked to step down sooner or later.

49. Ms Emily LAU said that many controversial issues related to the NENT NDAs proposal remained to be resolved. She requested that the Administration should provide a written response to the concern raised by members on the implementation of the Project during the discussions held. She suggested that the Panel should hold a meeting in September to follow up the issues

(Post-meeting note: The Administration's response to the concerns raised by members on the proposed NENT NDAs project at the meetings

held on 8, 15 December 2012, 15 and 22 July 2013 was circulated to members vide LC Papers Nos. CB(1)124/13-14(01) and CB(1)125/13-14(01) on 22 October 2013.)

50. Mr Gary FAN raised a point of order that Dr CHIANG Lai-wan's remarks that those people who demanded SDEV to step down were crazy was offensive against him as he had made the same demand. He requested Dr CHIANG to withdraw her offensive remark.

51. The Deputy Chairman said that he was not aware of Dr CHIANG's remarks as quoted by Mr FAN. He said that as time was up, the Panel should end the discussion on the agenda item.

[At the juncture, some members made arguments in their seats. The Deputy Chairman reminded members that they should observe the Rules of Procedure.]

II Any other business

52. There being no other business, the meeting ended at 12:47 pm.

Council Business Division 1
Legislative Council Secretariat
16 May 2014

Panel on Development

Special meeting on Wednesday, 31 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.	Partnership for Eco-Agriculture and the Conservation of Earth	<ul style="list-style-type: none"> ● The North East New Territories ("NENT") New Development Areas ("NDAs") project had not taken into account the need of agricultural development. ● The NENT NDAs project would result in loss of farmland.
2.	天平山村街坊組	<ul style="list-style-type: none"> ● The entire Tin Ping Shan Village should be included in the scope of the NENT NDAs project. ● Planned road construction works in the vicinity of the Village would pose health hazards and increase the risks of flooding.
3.	石湖新村街坊組	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1646/12-13(01)]
4.	馬屎埔環境關注組	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1659/12-13(06)]
5.	虎地坳村發展區關注組	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1646/12-13(02)]
6.	Yat Tung Communication Network Association	<ul style="list-style-type: none"> ● The Administration should formulate a population policy for Hong Kong. ● The Conventional New Town Approach should be adopted for implementation of the NENT NDAs project. ● The agricultural land to be resumed by the Administration was not suitable for agricultural rehabilitation. ● The revised development proposals for the NENT NDAs project ("Revised Proposal") had not fully addressed views/concerns raised by the public. ● Fanling Golf Course should not be included in the New Territories North Preliminary Feasibility Study.
7.	李安然先生	<ul style="list-style-type: none"> ● The NENT NDAs project would disrupt the local agricultural activities and should force existing residents to move out.

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> ● Agricultural rehabilitation in Kwu Tung South was not practicable.
8.	爭取基層生活保障聯盟	<ul style="list-style-type: none"> ● The NENT NDAs development should not proceed at the expense of the interests of local residents and farming households. ● Public housing in the NENT NDAs might not be suitable for accommodating grassroot people as the area was far away from the urban area.
9.	灣仔基層住屋權益組	<ul style="list-style-type: none"> ● Fanling Golf Course should be redeveloped for housing. ● The "rehousing first, demolition later" approach should be adopted in implementing the NENT NDAs project.
10.	東區住屋組	<ul style="list-style-type: none"> ● Expressed opposition to the NENT NDAs project. ● Fanling Golf Course should be redeveloped for housing.
11.	Hong Kong Social-Economy Alliance	<ul style="list-style-type: none"> ● The Administration should formulate policies to promote local agriculture. ● Land acquisition by developers and indigenous villagers would lead to loss of agricultural land in the NENT NDAs.
12.	Hong Kong Professionals And Senior Executives Association	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1659/12-13(07)]
13.	Business and Professionals Federation of Hong Kong	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1631/12-13(01)]
14.	Ms POON Wan-yi	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● The "private-public partnership" approach in implementing the NENT NDAs project would only benefit developers.
15.	Democratic Party	<ul style="list-style-type: none"> ● SDEV had not clarified matters relating to his declarations to the Chief Executive and to the Executive Council on the Farmland. ● SDEV should resign.
16.	Social Affairs Committee, The Hong Kong Federation of Trade Unions	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1659/12-13(08)]

No.	Name of deputation/individual	Major views and concerns
17.	Mr CHEUNG Sau-yin	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Public housing should not be provided in remote areas. ● SDEV should make clear his current financial status.
18.	鍾慧沁	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1659/12-13(09)]
19.	Ir C W LAU	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1659/12-13(10)]
20.	Eco-Community with Sustainable Planning Group	<ul style="list-style-type: none"> ● There was a shortage of land for agricultural activities in the New Territories. ● The NENT NDAs project should be withdrawn.
21.	關注基層住屋聯席	<ul style="list-style-type: none"> ● Land was available for public housing development in other parts of the territory, including land currently used for recreational and leisure purposes.
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22.	Mr LAU Hoi-lung	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Public housing should be provided in the urban area. ● Vegetable farming should be allowed to continue in Hong Kong.
23.	通州街重建區關注組	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Expressed concern about re-housing and compensation arrangements for her shop which was subject to a redevelopment project implemented by the Urban Renewal Authority ("URA").
24.	重建受害戶關注組	<ul style="list-style-type: none"> ● The Administration should promote agricultural development in the NENT NDAs. ● SDEV should donate the agricultural land owned by his wife's family in Kwu Tung South. ● Expressed concern about re-housing and compensation arrangements for her flat which was subject to a redevelopment project implemented by URA.
25.	海壇街居民重建關注組	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● The Administration should conduct a new consultation to engage views of the local residents in the NENT NDAs project. ● Expressed concern about re-housing and compensation arrangements for her flat which was subject to a redevelopment project implemented by URA.

No.	Name of deputation/individual	Major views and concerns
26.	桂林街居民重建關注組	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● The Administration should conduct a new consultation to engage views of the local residents in the NENT NDAs project. ● Expressed concern about re-housing and compensation arrangements for her flat which was subject to a redevelopment project implemented by the URA.
27.	Association of Engineering Professionals in Society	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1599/12-13(03)]
28.	Miss CHAN Lok-tung	<ul style="list-style-type: none"> ● The NENT NDAs project be withdrawn. ● Vacant land and Fanling Golf Course should be redeveloped for housing. ● The Administration should review its policies on land development and land use planning mechanism.
29.	Ms CHAN Chiu-ha	<ul style="list-style-type: none"> ● The Government should formulate a population policy for Hong Kong, and ensure proper use of land.
30.	Mr CHUNG Chi-kit	<ul style="list-style-type: none"> ● Vacant land or the land inhabited by the indigenous villagers should be redeveloped for housing. ● The Revised Proposal had failed to provide adequate jobs and transport infrastructure for residents in the NENT NDAs. ● The Administration should address the current practice of hoarding land in Ping Che and Ma Shi Po village, and deal with the problem of vacant flats in Hong Kong.
31.	Miss FU Ka-wing	<ul style="list-style-type: none"> ● The NENT NDAs project should be withdrawn. ● Agricultural development would help maintain the ecology and local food supply in Hong Kong. ● The Administration should formulate a population policy for Hong Kong. ● The Administration should tackle high property prices in Hong Kong.
32.	The Hong Kong Bird Watching Society	<ul style="list-style-type: none"> ● Presentation of views [LC Paper No. CB(1)1659/12-13(11)]
33.	Ms SO Ching-ye	<ul style="list-style-type: none"> ● Planning for the NENT NDAs project was not "people-oriented". ● Interests of existing farmers and operators of small businesses had not be taken into account in implementation of the NENT NDAs project. ● Developments in the NENT NDAs should not be

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		dominated by large shopping malls and expensive apartments.
34.	羅世恩議員辦事處	<ul style="list-style-type: none">● The enhanced Conventional New Town Approach would encourage developers to accelerate their land acquisition activities in NENT.● The Administration should resume all private land in the NENT NDAs under the Land Resumption Ordinance (Cap. 124).● The NENT NDAs should be well linked to the rail system, and sufficient jobs should be created to meet needs of residents.
35.	Mr LAW Sai-yan North District Council member	<ul style="list-style-type: none">● The Administration should adopt the Conventional New Town Approach in implementing the NENT NDAs project.● The Administration should resume all private land the NENT NDAs under the Land Resumption Ordinance (Cap. 124).● The enhanced Conventional New Town Approach would encourage developers to accelerate their land acquisition activities in NENT.
36.	New People's Party	<ul style="list-style-type: none">● Development of new towns would help address housing problem and generate employment opportunities.● The development of Lok Ma Chau Loop Area should take into account the employment need of the new residents in the NENT NDAs.● The Administration should promote agricultural development and assist farmers to adopt modern agricultural technologies.