

立法會
Legislative Council

(issued by email only)
LC Paper No. CB(3) 610/20-21

Ref : CB(3)/M/MM

Tel : 3919 3300

Date : 28 May 2021

From : Clerk to the Legislative Council

To : All Members of the Legislative Council

Council meeting of 9 June 2021

**Amendments to Hon WONG Kwok-kin's motion on
"Increasing land supply on all fronts"**

Further to LC Paper No. CB(3) 574/20-21 issued on 21 May 2021, the President has given permission for four Members (Hon Tony TSE, Ir Dr Hon LO Wai-kwok, Dr Hon Junius HO and Hon Steven HO) to move amendments to Hon WONG Kwok-kin's motion, and has directed that the amendments be printed in the terms in which they were handed in on the Agenda of the Council.

2. The President will order a joint debate on the above motion and the amendments. I set out below the relevant proceedings in which the President will:

- (a) call upon the motion mover to speak and move the motion;
- (b) propose the question on the motion;
- (c) call upon the Members who wish to move amendments to the motion to speak in the following order, but no amendment is to be moved at this stage:
 - (i) Hon Tony TSE;
 - (ii) Ir Dr Hon LO Wai-kwok;

- (iii) Hon Steven HO; and
- (iv) Dr Hon Junius HO;
- (d) call upon the public officer(s) to speak;
- (e) invite other Members to speak;
- (f) call upon the motion mover to speak on the amendments;
- (g) call upon the public officer(s) to speak again;
- (h) deal with the amendments in the order set out in paragraph (c) above, i.e. first invite the mover of the first amendment to move the amendment and forthwith propose and put to vote the question on the amendment, and thereafter proceed to deal with the remaining amendment(s); and
- (i) after all amendments have been dealt with, call upon the motion mover to reply, and then put to vote the question on the motion, or the motion as amended, as the case may be.

3. For Members' reference, the terms of the original motion and the marked-up version of the amendments are set out in the **Appendix**.

4. Members are reminded that in accordance with Appendix IIIA to the House Rules, the **maximum duration of this joint debate (including voting) is four hours**. The motion mover will have a total of 10 minutes to make introductory speech and reply, and another five minutes to speak on the amendment(s). The mover(s) of the amendment(s) and other Members may each speak once up to a maximum of five minutes. The public officer(s) will not be subject to any speaking time limit.

5. Members are also invited to note that the above motion was originally scheduled for the Council meeting of 2 June 2021 and has now been rescheduled to the Council meeting of 9 June 2021.

(Miranda HON)
for Clerk to the Legislative Council

Encl.

(Translation)

**Motion debate on
“Increasing land supply on all fronts”**

1. Hon WONG Kwok-kin’s original motion

That the prolonged shortage of land supply in Hong Kong not only fails to satisfy people’s enormous demand for housing but also hinders the development of various industries; given that land shortage has become the biggest obstacle to Hong Kong’s development, this Council requests the Government to exhaust all means to increase the short-, medium- and long-term land supply on all fronts and expedite the land development and planning procedures, thereby increasing the housing supply and speeding up industries’ development; specific measures include:

- (1) expeditiously taking forward the project of artificial islands in the Central Waters, and reviewing the scope of application of the Protection of the Harbour Ordinance to increase suitable sites for near-shore reclamation;
- (2) developing sites with relatively low ecological value on the periphery of country parks for housing construction to alleviate the housing demand;
- (3) expediting the development of the land of the former Frontier Closed Area for developing new towns and new industries;
- (4) proactively invoking the Lands Resumption Ordinance to resume land for public housing construction and introducing an idle land tax, so as to fully utilize land resources;
- (5) improving the existing rehousing and compensation policies for land resumption, streamlining the lengthy process of land use study and planning by government departments, and reviewing the Town Planning Ordinance, so as to shorten the time for land rezoning and planning;
- (6) unleashing the potential of land by raising the highest development density of land in the New Territories, and establishing a development principle prioritizing infrastructure and ancillary community facilities to take forward the development of strategic traffic and transport infrastructure, thereby increasing the carrying capacities of the communities and the land available for development;

- (7) conducting studies on the relocation of large-scale facilities, such as the Fanling Golf Course and the Kwai Chung Container Terminals, so as to vacate a vast amount of land for housing construction and development; and
- (8) striking a balance between land development and ecological conservation, including adding the requirement for developers to undertake conservation responsibilities in the land sale conditions, in order to reduce disputes arising from land development, thereby accelerating the land creation process.

2. Motion as amended by Hon Tony TSE

That, *for a long time*, the ~~prolonged~~ *serious* shortage of land supply *available for development* in Hong Kong ~~not only fails~~ *has not only failed* to satisfy people's enormous demand for housing but also ~~hinders~~ *hindered* the development of various industries; given that land shortage has become the biggest obstacle to Hong Kong's development, this Council requests the Government to exhaust all means to increase the short-, medium- and long-term land supply on all fronts and *streamline and* expedite the land development ~~and~~, *planning and approval* procedures, thereby increasing the housing supply and speeding up industries' development; specific measures include:

- (1) expeditiously taking forward the project of artificial islands in the Central Waters, and reviewing the scope of application of the Protection of the Harbour Ordinance to increase suitable sites for near-shore reclamation;
- (2) developing sites with relatively low ecological value on the periphery of country parks, *green belt areas and deserted agricultural land* for ~~housing construction~~ *the construction of housing and ancillary community facilities* to alleviate the housing demand;
- (3) expediting the development of the land of the former Frontier Closed Area for developing new towns and new industries;
- (4) proactively invoking the Lands Resumption Ordinance to resume land for public housing construction and ~~introducing an idle land tax~~ *actively playing the role of a 'facilitator' to facilitate and accelerate private housing development*, so as to fully utilize land resources;
- (5) improving the existing rehousing and compensation policies for land resumption, streamlining the lengthy process of land use study and planning by government departments, and reviewing the Town Planning Ordinance, so as to shorten the time for land rezoning and planning;

- (6) unleashing the potential of land by *appropriately* raising the highest development density of land in the New Territories, and ~~establishing~~ *implementing* a development principle prioritizing infrastructure and ancillary community facilities ~~to take forward the development of strategic traffic and transport infrastructure~~, thereby increasing the carrying capacities of the communities and the land available for development;
- (7) conducting studies on the relocation of large-scale facilities, such as the Fanling Golf Course and the Kwai Chung Container Terminals, so as to vacate a vast amount of land for housing construction and development; and
- (8) striking a balance between land development and ecological conservation, ~~including adding the requirement for developers to undertake conservation responsibilities in the land sale conditions, in order to reduce disputes arising from land development~~ *by reviewing the Environmental Impact Assessment Ordinance, as well as streamlining and expediting the environmental impact assessment process*, thereby accelerating the land creation process.

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

3. Motion as amended by Ir Dr Hon LO Wai-kwok

That *Hong Kong's housing problem has turned increasingly acute, with the average waiting time of general applicants for public housing reaching 5.8 years, hitting a record high in 22 years*; the prolonged shortage of land supply in Hong Kong not only fails to satisfy people's enormous demand for housing but also hinders the development of various industries; given that land shortage has become the biggest obstacle to Hong Kong's development, this Council requests the Government to exhaust all means to increase the short-, medium- and long-term land supply on all fronts and expedite the land development and planning procedures, thereby increasing the housing supply and speeding up industries' development; specific measures include:

- (1) expeditiously taking forward the project of artificial islands in the Central Waters *and the feasibility studies on various reclamation plans for land creation*, and reviewing the scope of application of the Protection of the Harbour Ordinance to increase suitable sites for near-shore reclamation;

- (2) developing sites with relatively low ecological value on the periphery of country parks *and green belt areas* for housing construction to alleviate the housing demand;
- (3) expediting the development of the land of the former Frontier Closed Area *and progressively opening up the closed area of Sha Tau Kok Town* for developing new towns and new industries;
- (4) *while* proactively invoking the Lands Resumption Ordinance to resume land for public housing construction, *conducting a comprehensive review on the existing ex-gratia zonal compensation system to ensure that the amount of compensation for land resumption will not be out of tune with the market prices*, and ~~introducing an idle land tax, so as to fully utilize~~ *while fully utilizing* land resources, *safeguarding various rights to which land owners are entitled as set out in the Basic Law*;
- (5) improving the existing rehousing and compensation policies for land resumption, streamlining the lengthy process of land use study and planning by government departments, and reviewing the Town Planning Ordinance, so as to shorten the time for land rezoning and planning;
- (6) unleashing the potential of land by *expediting the redevelopment of old public housing estates while* raising the highest development density of land in *urban areas and* the New Territories, and establishing a development principle prioritizing infrastructure and ancillary community facilities to take forward the development of strategic traffic and transport infrastructure, thereby increasing the carrying capacities of the communities and the land available for development;
- (7) conducting studies on the relocation of large-scale facilities, ~~such as the Fanling Golf Course and the Kwai Chung Container Terminals~~, so as to vacate a vast amount of land for housing construction and development; and
- (8) striking a balance between land development and ecological conservation, including ~~adding the requirement for developers to undertake conservation responsibilities in the land sale conditions~~ *enhancing the communication and coordination with developers, local stakeholders and conservation groups*, in order to reduce disputes arising from land development, thereby accelerating the land creation process.

Note: Ir Dr Hon LO Wai-kwok's amendment is marked in *bold and italic type* or with deletion line.

4. Motion as amended by Hon Steven HO

That, *all along*, the ~~prolonged~~ shortage of land supply in Hong Kong ~~not only fails~~ *has not only failed* to satisfy people's enormous demand for housing but also ~~hinders~~ *hindered* the development of various industries; given that land shortage has become the biggest obstacle to Hong Kong's development, this Council requests the Government to exhaust all means to increase the short-, medium- and long-term land supply on all fronts and expedite the land development and planning procedures, thereby increasing the housing supply and speeding up industries' development; specific measures include:

- (1) *after giving consideration to the needs of various stakeholders*, expeditiously taking forward the project of artificial islands in the Central Waters, and reviewing the scope of application of the Protection of the Harbour Ordinance to increase suitable sites for near-shore reclamation;
- (2) developing sites with relatively low ecological value on the periphery of country parks for housing construction to alleviate the housing demand;
- (3) expediting the development of the land of the former Frontier Closed Area for developing new towns and new industries;
- (4) proactively invoking the Lands Resumption Ordinance to resume ~~land~~ *idle residential land lots or land suitable for rezoning to residential use* for public housing construction and introducing an idle land tax, so as to fully utilize land resources;
- (5) improving the existing rehousing and compensation policies for land resumption, streamlining the lengthy process of land use study and planning by government departments, and reviewing the Town Planning Ordinance, so as to shorten the time for land rezoning and planning;
- (6) unleashing the potential of land by raising the highest development density of land in the New Territories, and establishing a development principle prioritizing infrastructure and ancillary community facilities to take forward the development of strategic traffic and transport infrastructure, thereby increasing the carrying capacities of the communities and the land available for development; *and, at the same time, relaxing the height restrictions on agricultural structures and reviewing outdated legislation on land use regulation so that vertical farming can be developed in Hong Kong to release more land;*

- (7) conducting studies on the relocation of large-scale facilities, such as the Fanling Golf Course and the Kwai Chung Container Terminals, so as to vacate a vast amount of land for housing construction and development;
~~and~~
- (8) striking a balance between land development and ecological conservation, including adding the requirement for developers to undertake conservation responsibilities in the land sale conditions, in order to reduce disputes arising from land development, thereby accelerating the land creation process;
- (9) *amending the stipulations in the New Territories Ordinance on the sale of Tso/Tong lands to release the development potential of such lands;*
- (10) *by drawing reference from the approach of the study on brownfield sites, conducting a territory-wide study on green belt areas (approximately 15 000 hectares), so as to identify green belt areas suitable for rezoning to residential or other public uses;*
- (11) *improving the compensation mechanism in respect of marine works, including further introducing a fund to promote the upgrading and restructuring of affected industries, as well as reserving space for the sustainable development of affected industries, so as to expedite the implementation of reclamation works; and*
- (12) *providing operators in the agricultural and fisheries industries, brownfield operators, as well as rural area and squatter residents with reasonable relocation compensation and options for resuming operation, and formulating a corresponding development policy, including solving the issue of unfeasible relocation of livestock farms, as well as consolidating afresh the agricultural land across the territory and introducing a policy for the upgrading and restructuring of the agricultural and fisheries industries, so as to vacate more land for the development of housing and industries.*

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

5. Motion as amended by Dr Hon Junius HO

That the prolonged shortage of land supply in Hong Kong not only fails to satisfy people's enormous demand for housing but also hinders the development of various industries; given that land shortage has become the biggest obstacle to Hong Kong's development, this Council requests the Government to exhaust

all means to increase the short-, medium- and long-term land supply on all fronts and expedite the land development and planning procedures, thereby increasing the housing supply and speeding up industries' development; specific measures include:

- (1) expeditiously taking forward the project of artificial islands in the Central Waters, and reviewing the scope of application of the Protection of the Harbour Ordinance to increase suitable sites for near-shore reclamation;
- (2) developing sites with relatively low ecological value on the periphery of country parks for housing construction to alleviate the housing demand;
- (3) expediting the development of the land of the former Frontier Closed Area for developing new towns and new industries;
- (4) proactively invoking the Lands Resumption Ordinance to resume land for public housing construction and introducing an idle land tax, so as to fully utilize land resources;
- (5) improving the existing rehousing and compensation policies for land resumption, streamlining the lengthy process of land use study and planning by government departments, and reviewing the Town Planning Ordinance, so as to shorten the time for land rezoning and planning;
- (6) unleashing the potential of land by raising the highest development density of land in the New Territories, and establishing a development principle prioritizing infrastructure and ancillary community facilities to take forward the development of strategic traffic and transport infrastructure, thereby increasing the carrying capacities of the communities and the land available for development;
- (7) conducting studies on the relocation of large-scale facilities, such as the Fanling Golf Course and the Kwai Chung Container Terminals, so as to vacate a vast amount of land for housing construction and development;
~~and~~
- (8) striking a balance between land development and ecological conservation, including adding the requirement for developers to undertake conservation responsibilities in the land sale conditions, in order to reduce disputes arising from land development, thereby accelerating the land creation process;
- (9) *improving the arrangements for granting compensation on compassionate grounds and streamlining the relevant procedures,*

including offering reasonable amounts of compensation based on factors such as information in the Land Register, the potentials for development of the land and market prices to squatter residents, land users and owners affected by land resumption, which not only can resolve the conflicts between the Government and the public during land resumption, but also accelerate land resumption process, thereby increasing the overall land supply; and

- (10) *re-introducing a land bond similar to previous Letter B entitlements to offer owners affected by land resumption a non-monetary compensation option, so as to accelerate land resumption process, thereby increasing land supply.*

Note: Dr Hon Junius HO's amendment is marked in *bold and italic type* or with deletion line.