36001

致土地供應專責小組:

本人是香港居民, 關心香港高樓價問題。

本人有一個想不明白的問題, 樓宇是給人居住的,不明白你們只找土地,

沒有人口增長的規劃, 香港2017年至2018年人口增長只有7600多人,

(出生人數-死亡人數), 為什麼需要找哪麼多土地, 起哪麼多的樓？

如果是因為大陸新移民的話 (2017-2018年來49000多人。)

年年鏈鎖移民, 年年5萬人, 香港土地容得下年年5萬人新移民嗎？

年年鏈鎖移民, 年年5萬人, 以後香港的挤迫情況可想而知。還有其他方面

的負擔和影響。香港的前景令人擔憂。

如果年年有5萬新移民的話, 大陸是否應該想一想擴大香港的土地面積。

或者其他方向想一想呢？

不想做沙丁魚的香港人

2/9/2018

Personal Opinion for the Task Force on Land Supply (3 Sept 2018)

Hong Kong Move ON • Please Stand Behind the Red Line
(香港同行・請勿超越紅線)

Surveyors are trained to develop and conserve our natural land resources and the environment built around us. While our key role is to offer advice on the optimal use of our valuable property and land, it does not mean all the 110,000 hectares land in the territory of Hong Kong should be used for real estate developments.

Sustainable Development Approach for Ageing Population

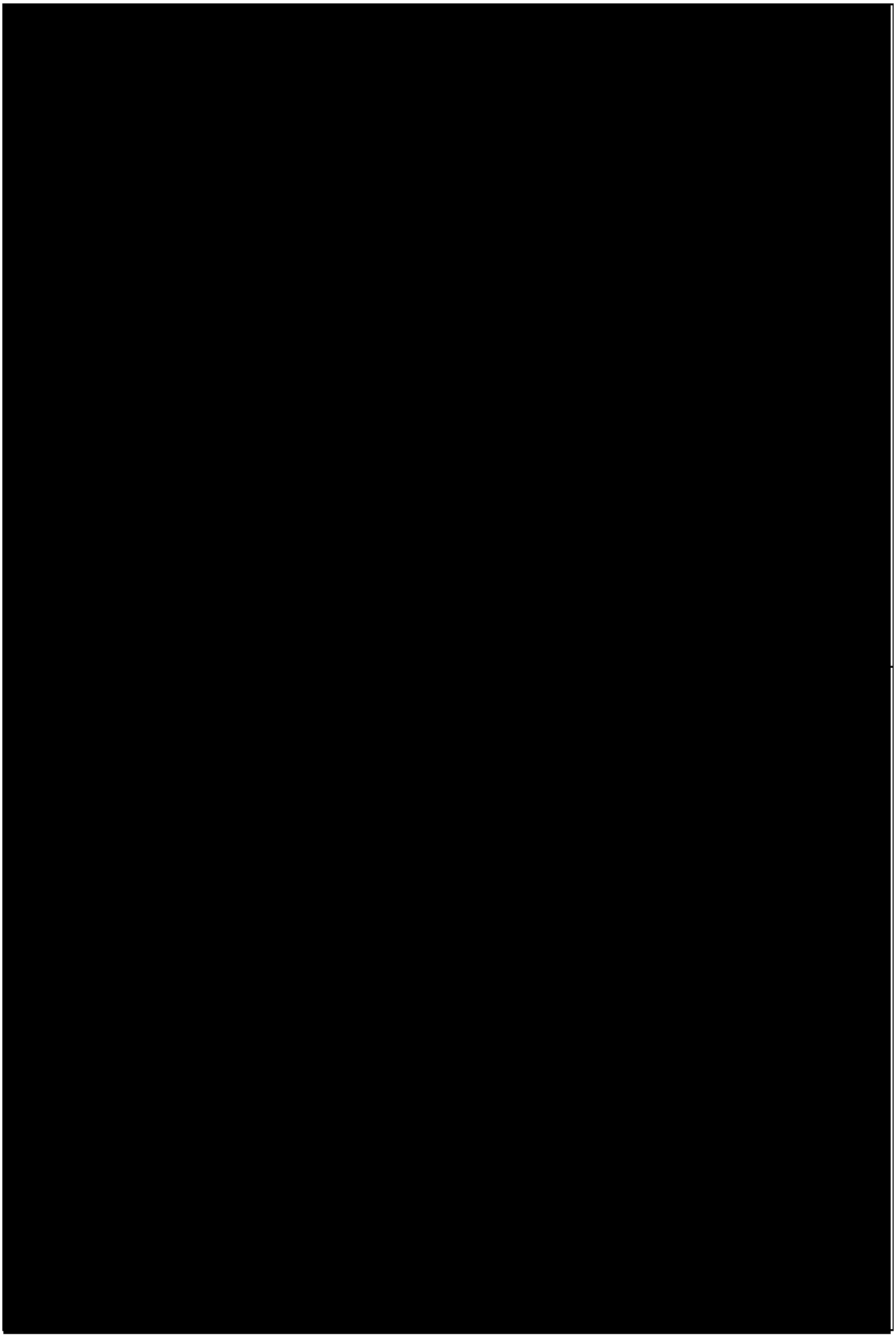
2. Comment on land supply is not just an arithmetic process or summation of figures (跑數), but also involve other qualitative considerations. For instance, infill developments (插針樓) in congested urban areas could certainly increase supply, but would also deviate from the "thinning-out" principle of the Metroplan formulated in early 1990s and cause undesirable development mode in long run.

3. Hong Kong does not lack of land : after deducting the total built-up area (i.e. 27,000 hectares or 24% of total area) and the nature conservation uses (i.e. 51,900 hectares or 47% of total area), there are still some 30,000 hectares of land available, in particular the huge potential of supply in north-west New Territories. What we need is a holistic plan showing the way to "move on" to realize the "developable but under-utilized" land resources available within our territory. To kick off this lengthy and complicated land conversion process, the first step is to identify a large site which could offer huge capacity of sizeable land in hand.

4. During a HKIS site visit in June 2018, from Shekou (蛇口) waterfront, we could overlook Deep Bay and large hillside areas on Hong Kong SAR side which is not situated within Country Parks nor Restricted Areas along the border with the Mainland (see photo and plans on next page). Rough graphical measurement indicated that some 2,000 hectares site area could be possibly available for a New Development Area (i.e. possible **Deep Bay NDA**) which, on its own, could meet with the shortfall of land required under HK2030+. This possible Deep Bay NDA is conveniently accessible to the two cross-border bridges (i.e. to Shenzhen and Zhuhai respectively), and is therefore strategically located within the Greater Bay Area and could create synergy effects with the other cities in regional contexts.

5. The above conceptual idea was raised during the Q&A session of the HKIS Discussion Forum on Land Supply held on 12.7.2018, and received positive response from the Chairman of the Task Force on Land Supply.

(在不超越「保育紅線」下，充分善用和發揮境內土地和海上資源，讓香港成為更值得我們宜居的地方)



(在不超越「保育紅線」下，充分善用和發揮境內土地和海上資源，讓香港成為更值得我們宜居的地方)

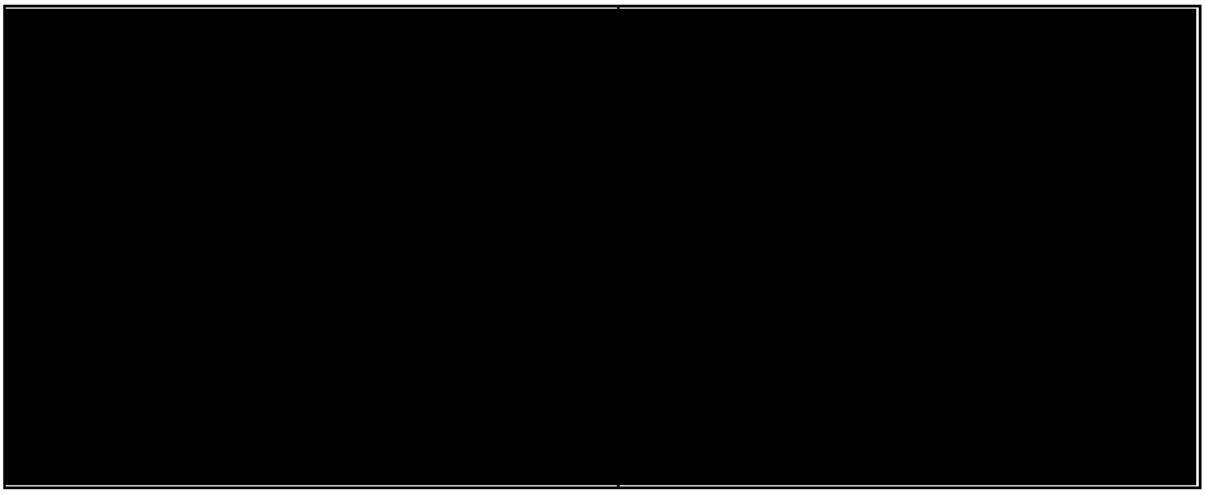
6. The up-hill areas of the possible Deep Bay NDA, which could enjoy better air quality and scenic view of the well-established high-technology Nan Shan business area of Shenzhen and the Deep Bay, are suitable for non-profit-making elderly homes and ancillary accommodation (medical, welfare and community services) developments to meet with our ageing population trend in future.

7. Aiming to achieve greater connections and synergy, the down-hill areas on the eastern side could be explored with Hung Shui Kiu NDA (714 hectares). Specifically, with additional land available from the possible Deep Bay NDA, the rationalization process of the **Brownfield Sites** in the adjacent rural areas and other NDAs in the north / west New Territories could possibly be speed up and expanded with a view to (i) timely restructure the piece-meal and irregularly shaped brownfield operations into purposely designed and better organized manner in order to achieve better environment (no matter whether they are under Government or private ownership); and (ii) release surplus land, gradually after such consolidation, for other planned developments in various NDAs. Since such rationalization and consolidation process are time-consuming and complicated, top priority should be accorded to commence such process promptly, and should also attempt to eliminate any further expansion of their operations in the interim.

8. The waterfront around the western side of the possible Deep Bay NDA could be explored in conjunction with the potential reclamation at Lung Kwu Tan and the developments of River Trade Terminal in Tuen Mun West. In particular, it is possible to decentralize some of the existing logistic and port back-up facilities from Kwai Chung Container Terminals and other cargo handling / logistic areas along Kowloon West waterfront with a view to (i) release some of port back-up areas, i.e. some 100 hectares, but not the entire Container Terminals, for other developments in particular those under-utilized open storage areas near the existing residential area in Mei Foo; (ii) modernize the existing port and logistic facilities and strengthen Hong Kong's capacity in the Belt and Road initiatives.

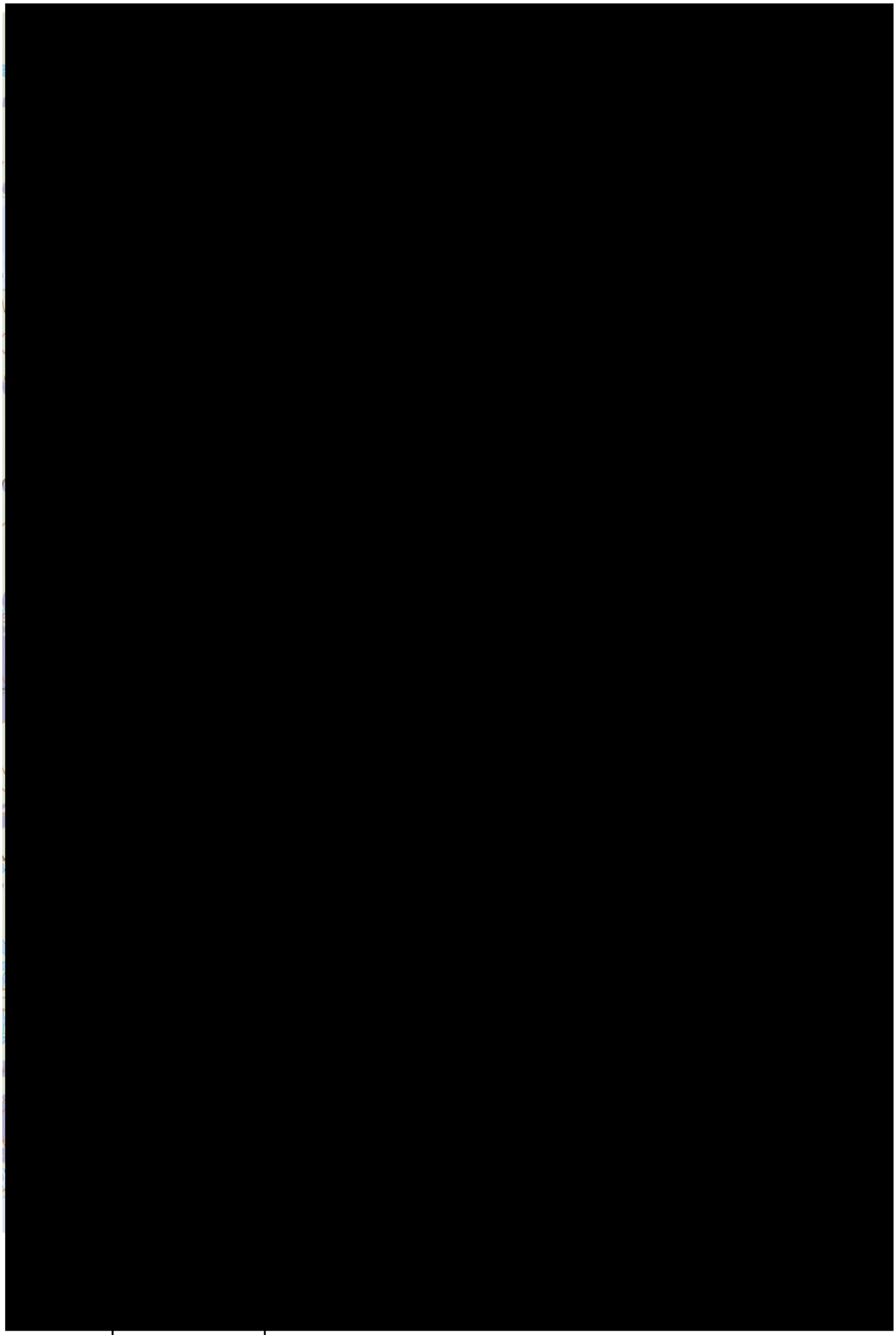
9. Given its strategic location, the possible Deep Bay NDA could connect easily with Hong Kong International Airport and Lantau Island, and also possible to explore if any justifiable demand of providing an alternative routing directly towards Hong Kong Island (railway / expressway) through the several artificial islands proposed to form the **East Lantau Metroplis**. Such routing, if available, could by-pass the Kowloon area as well as the congested Cross Harbour Tunnels, and become new harbour / sea crossing facilities to enhance traffic flows.

10. **Reclamation**, either near-shore or off-shore, has all along demonstrated as efficient way to create brand new land supply with huge quantity (i.e. hundreds or thousands hectares). Reclaimed land should be made available gradually to match with the population, social and economic development progress (Census Statistics show that our population will reach the peak of 8.22 million in 2046). In fact, before the handover in 1997, the Government used "The Quest for Land" (繼往開來 移山填海) as their cover message to promote reclamation projects :



11. Aiming to utilize the marine potential in sustainable manner, in addition to the "5+1" reclamation options outside the Victoria Harbour, it is also possible to explore, with reference to Singapore and Macau, further reclamation opportunity towards the south-east direction from Tseung Kwan O for some **non**-real estate purposes : (i) artificial islands for renewable energy installations and facilities (e.g. solar and wind); (ii) artificial ponds for water resource management in conjunction with more desalination plants; (iii) artificial lakes for various water sports and training facilities, jogging tracks, fishing and waterfront leisure activities; (iv) review possibility of re-provision of yacht clubs so as to release the waterfront areas along the harbour for other enhancement opportunities.

12. Our new reclamations should adopt the latest technology (e.g. Singapore - polder development method for Pulau Tekong). The eco-shoreline concept should be adopted in order to enhance bio-diversity in the waters nearby and minimize adverse effects to environment. The scale, extent and timetable of reclamation projects should match with population and economic growth, while try to avoid adverse effect, as far as possible, on the fishing industries and areas (fish culture zone, nursery, spawning grounds) and busy marine traffic (vessels manoeuvring and navigational safety) of Hong Kong as an international marine port.



(在不超越「保育紅線」下，充分善用和發揮境內土地和海上資源，讓香港成為更值得我們宜居的地方)

13. Members' Survey conducted by the Hong Kong Institute of Surveyors during May & June 2018 ("HKIS Members' Survey 2018") indicated that New NDAs, Brownfield Sites, East Lantau Metroplis, and near-shore Reclamations are the **preferred options** for land supply. To meet with our sustainable development future, so long as individual merits could be warranted and justified, the land conversion process of particular projects at such developable but under-utilized land should be accorded priority, and to translate good ideas into action promptly.

Conservation Red Line (保育紅線)

14. Conservation Red Line is a concept, just like an invisible line drawn on the Hong Kong Map delineate where to preserve (i.e. where could not be developed). This Line notionally covered all the conservation areas in HKPSG - Chapter 10 which comprise some 51,900 hectares of land area and 2,400 hectares of marine area (i.e. including 24 country parks and 11 special areas, 3 restricted areas, 8 geo-areas, 5 marine parks / reserves, 72 areas zoned SSSI, and other areas zoned conservation area and costal protection area on statutory town plans). **There is general presumption against development within this line** so as to achieve a sensible balance on land use distribution for our sustainable development future.

15. Country Parks and Special Areas, covering 44,000 hectares or 40% of our total area, serve the important role in our conservation. In fact, it is a basic town planning knowledge that many Green Belt zones are external periphery outside the boundary of Country Parks (郊野公園邊陲地帶的外圍) serving as buffer to protect urban intrusions. However, the Government has already attempted to rezone numerous Green Belt areas for other development uses. In other words, by reducing the size and extent of Green Belt areas, we have already compromised on the balance between development needs and conservation. Therefore, any further interruption to any part inside Country Parks should not be permissible (and not negotiable at all). In gist, **the size, boundary and integrity of our Country Parks should be maintained status quo (郊野公園: 不變形•不走樣).**

16. In addition to providing valuable greenery and landscape environments, our Country Parks could also purposely protect the natural water catchment from rainfall for the water gathering grounds of our 16 **Reservoirs**, which serve about 25-30% of our daily water supply. Introducing more desalination plants to increase our local water production capacity is strongly supported. However, it should not be an excuse to reclaim any of our Reservoirs for development ! **(增加海水化淡設施，縱使可以提高本地供水比例，但遑論有條件把水塘填平去起樓!)**

(在不超越「保育紅線」下，充分善用和發揮境內土地和海上資源，讓香港成為更值得我們宜居的地方)

17. HKIS Members' Survey 2018 revealed an encouraging result that, among all the 18 land supply options mentioned in the consultation document of the Task Force, Country Parks and Plover Cove Reservoirs (船灣淡水湖) are considered as **least** preferred options, i.e. not support as land supply for developments.

18. Besides to nature conservation, the other land currently or planned for public recreational facilities (e.g. parks and sports facilities by LCSD) or private recreational leases (PRL), in particular the **Fanling Golf Course**,** and other historical buildings with particular cultural values of Hong Kong (i.e. any graded buildings or declared monuments) should continue be preserved to function as cultural, educational and related sharing purposes, but not for any development. (***Note : To keep land use status quo does not necessarily mean the Government is obliged to renew with the original grantee. Upon expiry, the conditions applicable to the new Lease, e.g. land premium and public access requirements etc, would follow PRL Policy Review under are under separate consultation. In essence, if the direct leasing arrangement for FCC by GPA can be changed to open tender, then why can't PRL ?*).

19. Similar to securing local water supply, all those rural agricultural plains for farmland, fishpond or other agricultural activities for our local food supply are valuable sources of our domestic products and flavours (香港原味道) and should be preserved against development, no matter whether they are under private or Government ownership. AFCD figures indicated that there are about 2,400 farms and the land used for cultivation of vegetable, flower, field crop, and orchard are altogether about 700 hectares. Although HKIS Members' Survey 2018 supported the option of tapping into the **private agricultural land reserve** in the N.T., and the HKU (the Ronald Coase Centre for Property Right) also suggested the ideas of "Land Readjustment" and "Land Bond" mechanism aiming to unleash development potential of land privately owned in the NT, my personal opinion is that the Government should not unleash for development potential of any local food production farmland and fishpond by resumption under Cap 124 or allowing any lease modification / exchange or even the Public-Private-Partnership (PPP).

20. To sum up, the Conservation Red Line concept could achieve the enhanced or "macro-level" effect of Sustainable Building Design (SDB) Guidelines which implemented in 2011. In long term, Hong Kong should stand out not just for its modern skyscrapers and financial world rankings, but also deserve for a livable city of higher greenery and recreational coverage in our congested urban area, and to secure local production capacity of food and water in our rural N.T. areas.

Learn from Singapore ?

21. Many people in Hong Kong admire the sizable and affordable housings provided by the Housing and Development Board (HDB) of Singapore, and urged our Government to learn from them. However, almost none of the comments touch on their **Lease Term**. In fact, after the recent National Day Rally of Singapore (18.8.2018), The Prime Minister Lee Hsien Loong has explained, on his Facebook Page, an important message on the intention and relationship of the land supply and lease term for Singapore, which is copied below : -

[redacted]	*Key points :* *- There is one fundamental reason why HDB leases are for 99 years - we need to be fair to future generations.* *- If the Government had sold land, (whether HDB or private housing) on freehold, i.e. in perpetuity, sooner or later we would run out of land to build new flats for future generations.*

22. A recent SCMP article on 25.8.2018 also illustrated this topic in Singapore :-

https://www.scmp.com/week-asia/politics/article/2160662/singapores-homeowners-have-99-problems-and-their-lease-no-1?utm_campaign=Echobox&utm_medium=Social&utm_source=Facebook#Echobox=1535177700

[redacted]	*Key points :* *- But with the oldest flats nearing the halfway mark of their 99-year leases, many Singaporeans have been left fearing their investments will be for nothing when the homes return to the state.* *- Owners' fears about expiring leases grew when in June the government confirmed it would take back land occupied by 191 private terraced houses in Eastern Singapore when their leases expire at the end of 2020.*

23. The Lease Term issue in Hong Kong is in particular essential to some 30,000 leases in New Kowloon and the New Territories (i.e. north of Boundary Street), which originally expired on 27.6.1997 and were extended to 30.6.2047 by virtue of the New Territories Leases (Extension) Ordinance (Cap 150) enacted in 1988 under the spirit of the Joint Declarations – Annex III in 1985. In fact, most of these leases have been running for more than 120 years (i.e. from 1898) and will face another lease expiry in some 29 years from now. Obviously, this land matter is not a fake issue (偽命題) but a real and critical one particularly to those individual flat owners of buildings erected thereon. Therefore, the Government should offer a clear answer, without ambiguous, to this question timely :

Will all the Leases previously renewed under Cap 150
be renewed again for another 50 years upon expiry in 2047 (i.e. until 2097)
at government rent of 3% Rateable Value ?

24. It is essential for property owners (or intending to own properties) in Hong Kong to know whether our Government will "follow" Singapore to "recycle" their land for the next generations, or whether our Government will continue the practice of **perpetual renewable** (i.e. virtual freehold) in our leasehold system ?

Conclusion

25. Conservation is not in conflict with development. There are sufficient developable but under-utilized land resources outside the Conservation Red Line available for our sustainable developments future without jeopardizing our natural resources and environment. We all know that our city is now facing complicated social issues and mounting problems in relation to land (土地問題) such as tiny flats in new developments, sub-divided units in industrial buildings and young people attempt to leave the city due to unaffordable home price etc.. Perhaps it is the time for Surveyors to join with others not just delivering better built environment (hardware), but also sustaining our core values and building stronger local character and home spirit (software), just like the wonderful results our athletes have recently achieved in the Asian Games 2018 (本地薑・可以強), and together we move Hong Kong towards a better place we deserve to live in.

Prepared By :
Sr LEE Bun, Benson
BSc, MSc, FHKIS, RPS(GP)
3 September 2018

Personal Opinion for the Task Force on Land Supply (3 Sept 2018)

Appendix - Specific View on the 18 Land Supply Options

Land Supply Options	Specific View
1. Brownfield Sites (short-to-medium term)	**Support - top priority**
2. More New Development Areas (NDA) in N.T. (medium-to-long term)	**Support - such as possible Deep Bay NDA**
3. River Trade Terminal Site (medium-to-long term)	**Support - to develop in conjunction with possible Deep Bay NDA**
4. River Trade Terminal Site and its surroundings (conceptual option)	
5. Near-shore Reclamation outside Victoria Harbour (medium-to-long term)	**Support - implementation timeline, scale and extent should gradually match with population growth & economic development**
6. East Lantau Metropolis (medium-to-long term)	
7. Relocation of Kwai Tsing Container Terminals (conceptual option)	**Support to explore partial relocation / decentralize port back-up areas to waterfront adjacent to possible Deep Bay NDA**
8. Topside development of Container Terminal (conceptual option)	
9. Topside development of transport infrastructure (conceptual option)	The consideration of these options should be site specific, subject to location constraints and individual merits of proposed uses
10. Public utilities sites (conceptual option)	
11. Cavern and underground space (medium-to-long term)	
12. Private Agricultural Land Reserve in N.T.	Not Agree to involve farmland, fish ponds or any other land using or planned to use for food production.
13. Increase development intensity of "Village Type Development" zones	Not Agree, should wait for the outcome of the relevant legal proceeding on the NT Small House policy
14. Private Recreational Leases	Object
15. Land-extensive recreational facilities	Object
16. Two pilot areas of periphery of country parks	Strongly Object
17. More areas on the periphery of country parks	Strongly Object
18. Reclaiming part of Plover Cove Reservoir	Strongly Object

(在不超越「保育紅線」下，充分善用和發揮境內土地和海上資源，讓香港成為更值得我們宜居的地方)

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Task force on land supply

03/09/2018 17:26

From: [redacted]

To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

Dear Stanley

Watching you go on TV yesterday prompted me to drop you a short note. You must have had an extremely hectic period on the land supply task force work, which I'd like to thank you (and other task force members) for what you've done. As I read through commentaries, the "beggar thy neighbor" voices continue to be a common theme.

For one, I am a supporter of land reclamation, given this is one of HK's hallmark successes if you look into many past development including Taikooshing, West Kowloon, Shatin, TKO and Ma On Shan. A lot of our current communities have been the result of past successful reclamation work. It also feels to be one of the less controversial solutions.

One of the more controversial ones has been the Fanling golf club, which unfortunately has manifested itself into a "have's" vs "have-not's" divide. Having worked, lived and traveled to many different key markets, golf shouldn't be viewed as an elitist sport (though in HK I acknowledge this is the stigma). More importantly, I think we should look at Hong Kong's overall competitiveness vis a vis the world's top international financial centers. Rather than micro-competing amongst one stakeholder group vs another within HK, we should not forget about the need to compete holistically with other major cities of the world. The attractiveness of top business hubs - London, New York, Singapore, Tokyo, San Francisco- all present a "packaged appeal". They provide a spectrum of attractions ranging from business opportunities, living environment, schooling, recreational activities and lifestyle. Whilst individually they may not be a critical factor, the sum-of-its-parts appeal is very important.

As a city, HK is strong in its business dynamism, but in general fall short in international schooling and lacks sports and recreation facilities. Rightly or wrongly, golf is one of the sports which is played by many within the business community. Compared to Singapore, which is our most direct competitor, we pale in comparison when it comes to golfing facilities - SG has 17 golf clubs vs HK's 5. The bank I'm with fortunately has some corporate debentures and over the years, we have had international talents from different countries use these debentures - Korean, American, Canadian, British, Asean and others. Like any other top corporations, we are constantly recruiting and competing for talent. I have seen in the past years SG becoming more successful in recruiting talents. To attract top financiers to work in HK, we need to ensure we remain competitive in what we have to offer.

I fully acknowledge finding land is not a simple task. Whilst it's easy to look at what Fanling can incrementally and marginally release in terms of land space, I urge the task force to also consider Fanling as part of HK's total offering, as a fabric of what makes HK a great city, and as one of the very few promoters of the sport.

Thank you for your consideration.

Best wishes,

Ben Hung

Sent from my iPad

THE HONG KONG INSTITUTION OF ENGINEERS
香港工程師學會

會長 余錫萬 工程師
President Ir Ringo S M YU
BEng(CVL) CEng FHKIE MICE
MIStructE RPE(CVL GEL STL)

hkie-sec@hkie.org.hk www.hkie.org.hk

36004

By post and by email at tfls@devb.gov hk

3 September 2018

The Secretariat
Task Force on Land Supply
17/F, West Wing
Central Government Offices
2 Tim Mei Avenue
Tamar, Hong Kong

Dear Sir/Madam

Task Force on Land Supply – Consultation on Current Land Supply Strategy and Ongoing Initiatives

Thank you for inviting the Institution to provide views on the captioned subject. We are pleased to provide herewith our views and suggestions on the subject matters for your consideration.

Thank you for your attention.

Yours faithfully

[redacted]

Ir Ringo S M YU
President
The Hong Kong Institution of Engineers

Enc

RY/ML

NEW PERSPECTIVE MOMENTUM
新視野·新動力

Enclosure

Views from the Hong Kong Institution of Engineers on "Current Land Supply Strategy and Ongoing Initiatives"

Supplying Hong Kong with adequate land with reserves to provide the citizens with residences, support continued economic development and build necessary infrastructures and facilities always tops the concerns of all Hong Kong people. The Hong Kong Institution of Engineers (HKIE) has always advocated for developing Hong Kong under the overriding aims of enhancing the living quality and livelihood of the citizens as well as facilitating sustainable development. We welcome the Task Force on Land Supply to take steps in achieving the broadest consensus and drawing up a broad framework of recommendations on the overall land supply strategy for submission to the Government. The HKIE stresses our support for adopting a multi-pronged approach for land supply, and would like to put forward recommendations regarding the proposed land supply options in the ensuing paragraphs for consideration.

Short-to-medium Term Options

2. The HKIE supports efficient use of the existing land resources, and considers that developing brownfield sites is a practical option. There are about 1,300 hectares of land regarded as brownfield sites, of which around 540 hectares are covered under various New Development Area (NDA) projects readily available with the transportation network in the vicinity and water/ electricity supply in the area. It is expected that developing these existing under-utilised brownfield sites could also bring positive impacts to the surrounding environment and landscape. To address the concerns on the businesses of garages, car parks and container storage facilities currently operating in the brownfield sites, the Administration has to identify alternative sites with better land use planning to accommodate.

Medium-to-long Term Options

3. The HKIE considers that reclamation is an efficient method to generate few large pieces of new land which can allow high flexibility for comprehensive town planning. Over the last few decades, reclaimed land has supported the development of new towns (such as Tai Po, Sha Tin, Ma On Shan, etc.) to accommodate Hong Kong's booming population. Compared to other land supply options, reclamation can minimise the impacts on existing land use and avoid private land resumption or household resettlements. The new land obtained can also accommodate some offensive trades and facilities currently occupying the urban land, thus helping to release the urban land resources and enhancing the living condition of the existing community.

4. It is aware that there would be concerns on the environmental impacts brought from reclamation. However, every land supply option has its impacts to the environment. The issue is therefore on how we can better manage the impacts when

creating new land. As for reclamation, modern engineering technologies could help minimise negative impacts on water quality and ecology nearby. The non-dredged methods for reclamation have already been effectively applied to different mega projects, which can avoid dredging and disposal of marine mud and would reduce the amount of fill materials required for dredged trench. The adoption of deep cement mixing method in reclamation helps form a stable foundation that prevents the release of pollutants into water. More environmentally-sound examples of reclamation include the Three-runway System of the Hong Kong International Airport which adopts deep cement mixing in reclamation, as well as the artificial island supporting the Hong Kong Boundary Crossing Facilities of the Hong Kong-Zhuhai-Macao Bridge which is even the first project fully adopting non-dredged methods in Hong Kong.

5. It is noted that a number of assessment exercises have been substantially completed and have identified several potential nearshore reclamation sites, including Lung Kwu Tan for industrial uses, Siu Ho Wan for training and education facilities, Ma Liu Shui for high technology industries and housing, and Sunny Bay for leisure development. The assessment exercise has also suggested that there is great development potential for artificial islands in the Central Waters between Lantau and Hong Kong Island for developing the East Lantau Metropolis as one of the long-term strategic growth areas which are crucial for the future development of Hong Kong. We support the Administration to proceed in carrying out detailed planning and engineering studies for reclamation on these identified suitable sites and exploring other potential reclamation sites.

6. Meanwhile, we also support the Administration to explore the possibility of conversion of the existing seawall into eco-shoreline for enhancing the marine ecology and the public enjoyment along the seafront. To keep monitoring the reclamation footprints, stringent ecological impact assessments for any selected reclamation sites should be conducted at different stages.

7. Developing rock caverns with fewer negative impacts to the neighborhood is a desirable option, while underground space development is also feasible in the urban setting of Hong Kong. The HKIE believes that these two options can create/ release land in the developed areas for different commercial and public facilities. In particular to rock cavern development, there is proven local experience in cavern construction as demonstrated by various existing facilities built in Hong Kong, such as the MTR stations including Tai Koo Station and Sai Ying Pun Station. The rock cavern development would also bring lateral benefits by providing valuable sources of industrial and construction materials with the excavated debris. Noting that the Administration has completed the "Long-term Strategy for Cavern Development – Feasibility Study", the Institution suggests the Administration to formulate action plans and put the study findings into implementation in a timely manner.

8. The Institution supports for more NDAs and new town extension projects in the New Territories, which could provide a major source of long-term land supply especially for housing. The NDA Projects also facilitate for an opportunity to consolidate brownfield operations.

Conceptual Options

9. The Institution considers that it is of importance to maintain the well-kept balance of the natural areas in the territory for maintaining Hong Kong as a green city. As for the initiative of identifying fringe of country parks for new land supply, the Administration is suggested to conduct careful planning with detailed analysis of the impact. Land at the fringe of the country parks with relatively low ecological and public enjoyment value might be considered if the areas are sparsely vegetated and are close to other developed areas and the existing transport network.

10. Since the rainfall pattern in Hong Kong could be unstable, every source of fresh water is essential to Hong Kong. The HKIE is of the view that any plan to reclaim the existing reservoirs for land supply should only be considered as the last resort.

Other Suggestions

11. Apart from looking for new land resources, the HKIE opines that urban regeneration as addressed in the "Hong Kong 2030+" is essential to meet the rolling housing supply target. The Administration is suggested to step up effective measures to rejuvenate the old districts while cost control and project management for undertaking private housing renewal projects should be closely monitored. Along the urban renewal initiatives, the uniqueness and characteristics of the urban districts should be preserved and designed to enrich the general living condition of the Hong Kong people.

12. Sustainable land planning and management is to plan for adequate land to meet current and anticipated demand, with readiness to improve liveability and capture opportunities, and preparation to cater for future uncertainties. The HKIE supports that extra land reserves should be pursued to meet various unforeseeable demands in the future and continuously improve our living environment. The Administration is also urged to develop a visionary blueprint and an attainable target for land supply in the long run with full consideration of the future trend in population growth. In order to gather consensus from the public and to facilitate an informed discussion of the subject matters in the community, the Administration should maintain high transparency in its information sharing with the public and full engagement with all stakeholders when finalising and prioritising the land supply options.

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[*Forged Mail***] Private recreational lease renewal , Hong Kong Government.**

03/09/2018 16:15

From: [redacted]
To: tfls@devb.gov.hk
Cc: [redacted]

September 1, 2018

Mr Stanley Wong Yuen-fai, SBS, JP

Chairman, Task Force on Land Supply
Development Bureau
19/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong
Email: tfls@devb.gov.hk

Dear Sir/Madam,

I write in support of the Government's suggestion to increase land supply through reclaimed lands.

The history and heritage of the Fanling Golf course are well known. It has become part of the **unique ecology** of the northern New Territories **with high conservation values**. It is **home of International Tournaments** where **our young and talented golfers are groomed** as well and is **open to Public Access** throughout the year on weekdays. The Club also **sponsor Community Outreach Charitable works** and, above all, **the recent call by Government to increase large land supplies through reclaimed lands makes it all too reasonable to leave Fanling course alone for it should cost a lot more to replicate Fanling course in other land areas in HKSAR.**

Thanking you for your kind attention.

Respectfully submitted,

William W Wong

The Hong Kong Golf Club member

Copy: [redacted] (email: [redacted])

36006

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Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

03/09/2018 16:06

From: [redacted]
To: [redacted] tfls@devb.gov.hk

[redacted]

The Secretariat, Task Force on Land Supply
Email: tfls@devb.gov.hk

Dear Sir/Madam,
I am writing regarding my objection to issues raised.

[redacted]

The second objection regards the Task Force on Land Supply proposal, which is suggesting 18 different land options to build public housing on. One of these options is taking back the PRL sites to build housing on and I strongly object given the importance of the HK cricket club in our community.

I hope this letter supports in providing reasons why these proposals should not be passed and that the above listed reasons adequately outline my objections.

Regards,
Carly Shanahan

36007

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03/09/2018 16:04

From: [redacted]
To: tfls@devb.gov.hk

TFLS Secretariat,
Please regard the attached article as my submission to the Land Supply Debate.
Thanks.

Joseph WP Wong

論土地大辯論及幾個具爭議性的選項.docx

評土地大辯論及幾個具爭議性的選項

不必要的公關騷

我其實不明白，為何今屆政府要搞這場耗費 1,200 萬元公關開支的土地大辯論。房屋問題，無論是公屋短缺、輪候時間延長，或是私樓價格飆升，納米劏房湧現等情況，都是迫在眉睫，需要政府分秒必爭去處理的嚴峻社會問題。

由政府委任的土地供應專責小組（「小組」）列出的 18 個選項，除了一兩項，例如葵涌貨櫃碼頭上蓋發展，全部都是市民耳熟能詳的。這些選項能否實施的關鍵不在擺平爭拗(因為不可能)，而是政府有沒有足夠的決心、勇氣和政治能量，為了大多數小市民的福祉，抗衡佔少數但極具政經影響力的金、權、貴階層的利益。無論如何，讓我就幾個具爭議性的選項提出意見，供當局參考。

公私營合作不可行

小組提出「公私營合作」，在地產商持有的農地上興建房屋的選項，理由是可以讓地產商拿出積聚多年的土地（預計合共千多公頃），既滿足社會須興建房屋的需求，又避免經歷一個漫長的司法程序。我認為這個說法有商榷之處。

第一，這個史無前例大規模的建議，涉及的土地是契約不容許興建房屋的農地(重複：農地)。假如地產商想把手上的農地作建房或商業用途，他需要向城規會申請改變用途，會否獲批，視乎申請是否符合整體或分區規劃。獲批准後，地產商要給政府補償合理的地價。上述繁複程序是千多公頃農地多年曬太陽的一個原因。另一個原因是囤地的地產商財雄勢大，加上樓價不斷飆升，他們不介意等到政府著急，前來要求合作，並解決相關的規劃及基建問題。

第二，公私營合作在私人農地起屋，是否一定較收地、拍賣等既定程序快很多，其實視乎地產商在合作過程中認為可賺取的利潤是否足夠。例如，地產商認為政府要求的補地價金額太高，或合作條款不理想時，可以無了期地商議，反正政府已放棄使用收回土地的權力。

第三，興建房屋(包括公屋)毫無疑問是「公共用途」。回歸前後逾半個世紀，政府一貫的做法是先制訂發展大綱，然後收地，再把可供私人發展的土地拍賣出去(絕大多數與收回的土地不吻合)，讓發展商公平競爭，市民看得清楚。這是政府發展新市鎮和興建公屋的模式。即使由回歸後計算，政府已為此動用《土地收回條例》百多次。我找不到擁有大幅農地的地產商為此與政府打官司，令大型發展拖延多年的例子。

以清除市民對官商勾結的疑慮為名，小組和幾個支持政府的智庫建議，政府可以成立一個獨立機構審批公私營合作，確保有關的補地價金額和其他條款合情合理。這項建議並不可行。

首先，地產商願意與政府合作建屋的唯一理由，就是賺取利潤。合理假設是他們可以在公私營合作方案上，賺取較從政府收地拿到的補償更大的利益。事實上，大地產商李澤鉅在 5 月 9 日回應傳媒提問時，認同政府有權收地，但指從地產商

角度看，公私營合作所得到的利潤，會較政府收地的回報多。撇除如何計算補地價的技術問題，政府和這個獨立機構如何說服市民，有需要由公帑給予地產商較收地補償更多的回報，而這筆額外支出是完全合情合理？

第二個難題是這個獨立機構是否一個類似土地專責小組的諮詢組織，其成員全部由政府委任，還是一個有法定權力的機構？假如是前者，政府憑甚麼認為由它委任的主席和成員有足夠的公信力，或讓市民相信政府不會發揮其影響力(例如像在今次土地大辯論還未結束，林鄭特首便率先表態支持填海)；假如是後者，政府便要提交相關法案予立法會審議及通過。在這個不涉及中央與香港關係的法案上，控制立法會的建制派相信不會輕易舉手通過。審議過程可能會跨越一個立法年度，而期間這法案在社會上引起的爭議會連綿不絕。

今天，政府承認有地產商囤積單位不賣(反映他們並不是很有社會責任)，因而需要推出空置稅。假如政府又同時推動與可能是同一批地產商合作(代表政府相信他們值得信賴)，市民不會覺得奇怪嗎？

收回粉嶺高球場符合公眾利益

特首林鄭曾斬釘截鐵地說，她的施政沒有「既得利益」4 個字，她只是關心有沒有足夠的公眾利益，讓政府行使公權力去為社會辦事。

在「土地大辯論」提出的十多個選項中，最多市民有一致意見的是政府收回佔地 172 公頃的粉嶺高球場作建屋之用。

根據政府向專責小組提供的《新界北研究》，發展高球場可以有兩個方案。局部發展方案是動用約 32 公頃土地(即保留兩個 18 洞的球場)以提供 4,600 個住宅單位；全面發展方案雖然理論上收回所有場地，但因為要保留珍貴樹木和歷史建築群，可以提供的住宅單位僅約 13,000 個。這份研究報告被支持保留高球場的人士拿來證明最多能興建萬多個單位的公眾利益，遠遠及不上保留現有高球場提供的培訓運動員、舉辦國際賽事，以及有利營商各方面的公眾利益。他們當然絕口不提少數人獨自享用高球場的既得利益。另一方面，也有人質疑政府低估全面發展方案的建屋數量，藉此支持其保留高球場的傾向。

假如政府真的是以公眾利益為根本，不理會既定利益，我認為它應該考慮下列兩個方案。

第一個方案是收回高球場，然後找專家研究整塊土地，將其建設為一個既保留有價值的樹木和建築群，又提供休憩環境及設施，更可興建公共房屋和私人樓宇的新區。我建議當中的住宅單位包括讓年輕人購買的首置盤。

另一個方案也是收回高球場，但不是用來建屋，而是把它交給康文署管理。原來只供少數人享用的場地會開放給所有公眾。高球場可以繼續用來舉辦國際賽事和培訓運動員。這個方案符合支持保留高球場人士口中的公眾利益，唯一分別是原來少數人的既定利益不再存在。

在港英時代，殖民地政府為了興建地鐵的公眾利益，收回在中環、主要是英國人享用的木球場。今屆特首如何處理由少數特權人士享用的高球場，會是她任內能

否取信於民的重大考驗。

發展棕地只在政府決心

現時有約佔 1,300 公頃被稱為「棕地」的農地，大多屬私人擁有(包括原居民集體擁有的祖堂地)。這批土地沒有閒置，而是改作其他合法用途，例如露天貯物、貨櫃場、停車場、車輛維修、回收場等，此類用途配合香港的經濟運作或社會需要，也可以說是符合「公眾利益」。

與發展商擁有的農地不同，新界棕地分布零散，大小不一。除了業權分散外，業權人多數有鄉事背景，而一些棕地也包括政府以短期合約租出的官地。2016 年，上屆政府原來有計劃在新界橫洲興建公屋，惟政府與有關人士商議後，決定放棄收回規劃內一幅棕地，令興建公屋的單位由 17,000 個銳減至 4,000 個。政府解釋不收回這幅僅佔 35 公頃的棕地的原因，是需要就全港千多公頃的棕地做整體研究。事隔兩年，我在土地供應的諮詢文件中，找不到這項研究的最新情況。正如我當日指出，要就千多公頃棕地研究出一個整體解決或替代方案，才決定是否收回一幅棕地，只是個自欺欺人的藉口而已。

事實上，政府正規劃及推展的大型發展項目，包括粉嶺、元朗南、新界北等，已涵蓋約 540 公頃棕地。收回這些棕地，可能像之前橫洲般引起爭議，包括補償是否合理、應否或如何安置原有的作業等。但這些問題其實不是新生事物，而是香港在上世紀發展新市鎮時，經常遇到及成功克服的情況。

不過，今次諮詢提出與大地產商在他們的農地上公私營合作，卻可能為發展棕地帶來一個新問題。同樣是農地，假如政府最終決定與大地產商公私營合作，它行使《收回土地條例》收回棕地時，受影響的業權人可能要求同等待遇。假如政府以棕地面積小而拒絕要求，這可能會引起司法覆核。此外，政府在東北發展定下史無前例的政策，容許擁有 4,000 平方米土地的業權人申請原址發展。這項優待大業主的政策可能會在政府收回棕地興建公屋時受到鄉事質疑。

無論如何，我認為政府應根據《收回土地條例》收回棕地，盡快去做，逐幅處理。只要政府有決心，辦法總比困難多。

維港以外填海計劃不應停頓

小組提出的「維港以外近岸填海」這個中長期選項(下簡稱「填海方案」)是個為諮詢而諮詢的負面例子。正如諮詢文件指出，政府早於 2011 年已提出填海方案，並挑選了 5 個填海地點及在大嶼山與港島之間發展人工島(統稱「5 加 1」)。政府亦曾為此進行公眾諮詢，結果是公眾普遍支持包括填海的「六管齊下」方式(其餘 5 個為鄉郊收地、重建舊區、更改土地用途、重用前石礦場及發展岩洞)。

填海會影響海洋生態是常識，政府因此對個別填海選址進行過環境評估及研究緩解措施。不過，在環保意識，特別是年輕一代高漲的今天，填海會受到環保團體反對是意料中事。在香港，以環保為由提出司法覆核已不是新聞，政府一些工程也曾因此受到延誤。但如何在發展和環保之間取得平衡，是現今政府必須處理的

問題。當爭議鬧上法庭時，獨立的法庭便須作出裁決。今次政府搞場土地大辯論，把填海方案當成可以由公眾決定取捨的選項，其實是挑起一場不必要的爭議。
香港團結基金委託中大亞太研究院就填海方案所做的民調，顯示 45.3%的市民贊成，反對的是 33.9%。這個結果與幾年前的情況沒有甚麼分別。但這個民意差距隱藏一個世代和貧富之爭，就是大多數年輕人反對填海，而 60 歲或以上、個人月入 3 萬元以上及居於自置房屋的受訪者則較支持填海。換句話說，今次土地大辯論沒有替政府爭取到多些人支持填海，也不會減少將來有人採取種種方法去阻撓填海工程的機會。
我認為，維港以外的填海計劃不應停頓下來。

郊野公園建屋製造階級矛盾

隨著公屋輪候時間不斷延長，以及私樓價格失控飆升，佔香港總面積四成的郊野公園便成為一個提供大量土地興建房屋的選項。表面來看，這個選項對不願運用法定權力收回在地產商手上的農地的政府有莫大吸引力。根據現時的規劃，1%的郊野公園土地(約 400 公頃)，便可興建 75,000 個住宅單位。
在社會上，不時聽到發展部分郊野公園的意見，主要是來自毋須依靠郊野公園透氣的商界和有樓人士。不過，因為港人，特別是年輕一代已脫離上一輩只求溫飽的低端生活，他們對損害這塊環保和休閒淨土的企圖反應強烈。於是強悍如上屆特首也只是邀請房協就兩幅郊野公園邊陲地帶土地，進行生態及技術研究，以便提供客觀分析，讓社會考慮可否利用郊野公園內小量生態價值不高、公眾使用價值較低、位於邊陲的土地作公營房屋和非牟利的老人院等非地產用途。
上述政府立場，表面上合情合理，甚至謹小慎微，但其實是經不起客觀分析。香港有加起來幾千公頃的生態價值不高、公眾使用價值低的農地、棕地、私人遊樂場(包括高球場)，以至綠化地可供使用。發展這些土地與動用部分郊野公園興建公屋或其他用途的主要分別，就是前者沒有業權人或原居民或免費享用公地的高端人士需要處理的問題。早前橫洲一幅棕地便因佔用人的利益導致政府決定擱置不收回，令可興建的公屋數量少了萬多個單位。今天政府對根本是公地的高球場也不敢表態收回。
從一個超然角度看發展郊野公園這個選項，世間上沒有任何事物或價值是不論環境變遷，都永遠神聖不可侵犯。假如政府用盡一切，包括收回上述幾千公頃的土地也不能解決香港的房屋問題(可能是因為依然滿足不了內地買家和新移民的龐大需求)，它當然可以考慮動用部分郊野公園。問題是，今天政府連建議一些觸動少數既定利益的方案也遲疑不做，或想方設法去妥協時，發展郊野公園會是個撕裂社會、激化階級矛盾的大工程。即使是非不分，今天的政府恐怕也沒有一意孤行的政治能量！

考驗民意能否難壓官意

民意對政府最終如何就全部都有爭議的選項作取捨，定優次，究竟有多大影響，

是完全由政府一方決定。

舉一個大家記憶猶新的例子。2014 年，政府委託周永新教授研究退休保障的未來發展，包括諮詢民意。結果是周教授提出有民意支持的建議，被時任政務司長林鄭月娥否決。她更批評建議沒有考慮公共財政負擔，淪為不切實際。

今次土地大辯論引發的民意，除了一些是明顯對立外，也有不少充滿良好意願的個人看法。小組如何整理這些民意(包括如何詮釋充滿彈性和收到集體式回應的問卷調查結果)，並力求客觀，已不容易。對政府而言，土地大辯論的好處是，當它宣布決定時，它可以挑選一些對自己立場有利的民意，並適當剪裁(例如強調不少市民認為公私營合作發展農地較由政府根據相關條例收地更快捷，而設立一個獨立機制便可以消除官商勾結的疑慮)，藉此製造政府已充分考慮不同民意的印象。

我維持土地大辯論費時失事的看法。之後政府對各選項的決定會否挑起更大更多矛盾，我們唯有拭目以待。

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反對開發郊野公園

03/09/2018 15:32

From: [redacted]
To: tfls@devb.gov.hk

因為首例一開，突破了郊野公園邊界，建屋的要求無限，基層市民最需要郊野公園，請開發高爾夫球場，棕地!!!!

--
Regards

Michelle

36009

The Nature Conservancy Hong Kong Foundation Limited
大自然保護協會香港基金會有限公司

tnc.org.hk

[redacted] Task Force on Land Supply

Hong Kong, August 28, 2018

[redacted]

Dear Sirs,

Healthy seas are an important resource that provide a wealth of benefits and should be carefully managed to conserve biodiversity and the livelihoods of local communities. The Nature Conservancy would like to express our concern about the current proposals on reclamation which we believe lack adequate planning and ecological research:

1. The Pearl River Delta is the habitat of the Chinese White Dolphin. The multitude of marine infrastructure projects over the last few decades have severely degraded the marine environment in western waters which, as a result, have seen the number of Chinese White Dolphins plummet. While western waters are currently deemed of "less of ecological value" and thus best candidates for more reclamation, it must be noted that this is not their original state - rather it is a consequence of continuous development pressure. Further, there are currently 30 ongoing projects in the Pearl River Delta, raising deep concerns about the long-term cumulative damage and stressors caused by multiple development projects and their impact on marine species' survival, most notably the Chinese White Dolphin.

   Natural coastlines are breeding ground for various marine species. Destroying Hong Kong's little remaining natural habitats, such as Lung Kwu Tan, could have irreversible negative ecological impacts. The proposed reclamation site in Lung Kwu Tan is also in close proximity to Sha Chau and Lung Kwu Chau Marine Park, a key remaining habitat for the Dolphin.

2. Coastal development destroys the spawning, nursery and foraging grounds of many fish species. Long term development in western waters have already led to a huge loss of fishing grounds, affecting the livelihoods of fishermen and the development of sustainable fisheries in Hong Kong. Further reclamation not only leads to irretrievable destruction of habitats but also the microbiota that make a significant contribution to Hong Kong's ecology, worsening the situation and posing adverse impact to the recovery of fisheries resources.

   Reclamation and artificial land also affects local hydrology and water circulation, adding to the accumulation of sediments and pollutants, sparking long-term impact to the marine environment and species in the area. Paving over the seabed and replacing beaches, tidal flats and wetlands with concrete sea walls can also impact harmful algae blooms and coastal flooding. These negative impacts raise deep apprehensions for the sustainability of oyster aquaculture activities in Deep Bay, which would be affected by the proposed reclamation in Lung Kwu Tan. This 700-year old industry is not only recognized by the government as part of Hong Kong Intangible Cultural Heritage, it also provides a multitude of ecosystem services such as water filtration and denitrification. These have been overlooked by Environmental

Impact Assessments (EIAs) in the past. With the rapid development and subsequent water quality degradation seen in the bay over the past decades, the industry is already struggling to stay afloat. Further water quality degradation from reclamation would severely hurt local oyster farming communities in Deep Bay.

For reasons 1 & 2 stated above, we strongly advise against the Lung Kwu Tan reclamation proposal.

3. Currently, no planning exists on how marine resources are utilized. We urge that the Government should first conduct holistic marine spatial planning to map out the compatible uses to different marine areas. This planning should cater to the needs of different marine users and differentiate areas for development and for conservation to minimize conflicts between the two. This type of planning involves in-depth baseline assessments of coastal and marine environments, including specific studies on reclamation and loss of natural seabed, which go beyond prerogatives set forth by project-based EIAs.

As Hong Kong grows and further progresses into the future, it's crucial for the Government to work with communities, organizations and businesses to more sustainably steward our lands and waters for nature and people.

Thank you for your consideration.

Sincerely,

[redacted]

Lulu Zhou
Hong Kong Conservation Strategy Director
The Nature Conservancy Hong Kong Foundation Limited

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[*Forged Mail***] Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply**

03/09/2018 12:24

From: [redacted]
To: [redacted] "tfls@devb.gov.hk" <tfls@devb.gov.hk>

[redacted]

The Secretariat, Task Force on Land Supply
Email: tfls@devb.gov.hk

Dear Sir / Madam

RE: Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

I am very concerned that if there are major policy changes that the development of sport in Hong Kong will be seriously affected. I believe Private Sports Clubs play a major role in developing sport in Hong Kong. I am actually writing you this email from Singapore where I am representing Hong Kong at the Asian Netball Championships, which would not have been possible without the training, support and facilities that I have available to me at HKCC.

My views on the above two consultation papers are:

[redacted]

"Task Force on Land Supply": I do not support the use of PRL land for housing.

Thank you for considering my responses.

Yours sincerely,

Krystle Edwards

Krystle Edwards
Managing Director APAC

Skype: [redacted]
Email: [redacted]

[redacted]

Please consider the environment before printing my email.

編者註：來函載有的商業廣告字句不在此刊載。
Editor's Note: The advertisements in the submission have not been reproduced.

36011

Mr Stanley Wong Yuen-fai, SBS, JP
Chairman, Task Force on Land Supply
Development Bureau
19/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong
Email: tfls@devb.gov.hk

3rd September 2018

Dear Mr. Wong,

I am writing to support and explain the key reasons why the Entire Fanling Site is so important to Hong Kong:

1. History and Heritage
    a. HKGC is an important part of Hong Kong's heritage. It is the oldest golf club in South East Asia and the second oldest in Asia.
    b. The clubhouse at Fanling was constructed in 1911 and is a Grade II Heritage Building. The Pavilion on the OLD Course, opened in 1918, is a Grade III Heritage Building.
    c. There are 68 ancestral graves with many of them dating back several hundred years to the Qing and Ming dynasties.
2. Ecological and Conservation Values
    a. HKGC is an important green lung in the northern New Territories; over 40%, or 74.2 hectares, of the Fanling courses are comprised of dense woodland, including secondary forests.
    b. The Fanling courses have many trees which are protected by Hong Kong law and meet the Government's criteria of 'Old and Valuable Trees'.
    c. The three courses are also inhabited by a huge diversity of fauna including protected species of birds, insects, reptiles and other wildlife.
3. Public Access
    a. Facilities at Fanling are open to the public from Monday to Friday throughout the year.
    b. In 2017 over 50,000 (42%) of the 120,000 rounds of golf were played by nonmembers. 2
4. Iconic International Tournaments
    a. The Hong Kong Open is Hong Kong's oldest professional sporting event.
    b. In 2018, HKGC will host the 60th Edition of the Hong Kong Open. The Hong Kong Open is co-sanctioned by the European and Asian PGA Tours and is one of only two professional tournaments in the world to have been hosted at the same venue for more than 50 years.
    c. A record attendance of over 48,000 spectators attended the 2017 Hong Kong Open including more than 10,000 international visitors. The Hong Kong Open is broadcast worldwide to over 400 million households.
5. Grooming Young Talented Golfers
    a. HKGC has been a key supporter of the Hong Kong Golf Association (HKGA) in the grooming of young talent by providing HKGA free access to host its squad team training and amateur tournaments.
    b. In May 2018, the HKGC sponsored the HKGA's inaugural Inter-Secondary Schools Golf Tournament by providing the Old Course as the tournament venue and offering free practice rounds and other support for participating school teams.
    c. HKGC founded the Hong Kong Ladies Open and has hosted it in Fanling for the past 4 years. Playing in the tournament has enabled Hong Kong's talented young amateurs to

2

earn world ranking points to help them to qualify for international events including The Olympic Games.

6. Community Outreach Charitable Works
    a. Over 200 non-member events, including many fund-raising charity golf days, are held every year at the Fanling golf courses. More than HK$20 million is raised annually for a variety of charities, such as the Community Chest, the Tung Wah Group of Hospitals, the Yan Chai Hospital, and others.
    b. The HKGC's in-house annual flagship charity event, the 'Cup of Kindness', was launched 30 years ago. The event raises funds every year for community-based charities in North District, including the North District Hospital.

Due to reasons as explained above, I respectfully urge the Task Force on Land Supply to consider other land supply options as I do not support partial or full reclamation of the Fanling Site for such a purpose.

Many thanks for your kind attention.

Yours sincerely,

[redacted]

Lawrence Lam

Email: [redacted]

36012

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有關土地供應之意見提交

03/09/2018 11:47

From: [redacted]
To: tfls@devb.gov.hk

致專責小組主席，
對土地供應增加我有以下建議:
**首先，興建一條超級隧道連接荃灣至屯門，取代屯門公路(圖中紅線);
**山區國家瑞士便有大量這些隧道
以現時之隧道挖掘技術，相信成本及興建時間，比以往大大減少及縮短;
**隧道可以來回共六線，時速可達100 、110公里
**不但大大縮短往返屯門的時間， 以配合大灣區的發展
**在隧道建成後，把屯門公路收回。屯門公路加上同周邊地帶將可釋放大片土地以興建房屋，如圖上藍圈。
** 是一箭雙鵰你做法。 不但解決屯門公路交通長期困擾的問題， 亦配合大灣區的發展 。更釋放大量土地 ，解決房屋的問題。 此方法能同時解決困擾香港的兩大問題！！
此致
范先生
3/9/2018



Screenshot_20180903-112534.jpg

編者註：來函附互聯網、報章或其他未獲授權刊登的資料，因版權關係，不在此刊載。
Editor's Note: The content in the submission which is copied from the internet, newspapers or other unauthorised sources has not been reproduced for copyright reason.

36013

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03/09/2018 11:38

From: [redacted]
To: tfls@devb.gov.hk
Please respond to [redacted]

You've just received a new submission to your 保郊野、守農地、護海洋：對土地供應專責小組公眾參與活動的意見.

Submitted Information:

姓名
TAI PO YI

電郵
[redacted]

意見.郊野公園不是選項：反對發展郊野公園，包括郊野公園邊陲兩個試點以至其他邊陲地帶，若郊野公園邊陲能夠發展，將立下不良先例，與《郊野公園條例》立法原意相違背；郊野公園一向禁絕發展，故無須以規劃指引再規範發展，以及引入「可加可減」補償機制，藉發展所謂低生態價值的郊野公園土地，換取保育高生態價值地點
1

意見.反對填平船灣淡水湖：船灣淡水湖位處郊野公園範圍內，填平水塘與發展 野公園無異，涉及的

基建配套亦需佔用周邊的郊野公園，對生態、景觀、儲備食水等帶來不良影響
1

意見.保護農地：現時未有充分理據，證明政府額外為公私營合作投入資源，會為社會帶來好處，反而以公帑協助發展商解決交通基建、另設獨立機制審批項目等建議，或會削弱城規會為農地把關的工作，應先制訂全面農地保護政策，如禁絕優質農地作非農用發展
1

意見.保護海洋：由於填海對環境必帶來永久的損失，故不能在未有明確理據、目標及研究下貿然填海
1

意見.優先規劃其他土地：優先規劃棕地、私人遊 樂場地契約用地(如粉嶺高爾夫球場)作短中期及長期的土地需求，此外，短期租約用地及政府臨時撥地亦應納入優先規劃
1

其他意見

[redacted] 36014

Mr Stanley Wong Yuen-fai, SBS, JP
Chairman, Task Force on Land Supply
Development Bureau
19/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong
e-mail : tfls@devb.gov.hk

31st August 2018

[redacted]

e-mail: [redacted]

Dear Sirs

In my opinion, the undernoted are valid reasons why the Royal Hong Kong Golf Course at Fanling should remain as it is.

- Hong Kong's Fanling Golf Course has a considerable history. The buildings are heritage buildings, and there are many very old ancestral graves on the course.
- From a Conservation point of view, the Course is of considerable interest due to its woodland etc., and is home to a large variety of protected species of wild life.
- The Course itself is not confined to members only, and indeed is host to numbers of charitable events annually.
- From an international point of view, the Hong Kong Open Championship is of some importance.

[redacted]

Ronald J McAulay

36015

Email [redacted]

28 August 2018

Mr Stanley Wong Yuen-fai, SBS, JP
Chairman, Task Force on Land Supply
Development Bureau
19/F, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar
Hong Kong
Email: tfls@devb.gov.hk

Dear Sir,

Task Force on Land Supply – Public Engagement Exercise

I would like to provide certain comments on the Land Supply Options you have presented in your brochure dated April 2018.

You have presented some good alternative options for increasing land supply. The best options are those involving developing brownfield sites, private agricultural land in the New Territories and near-shore reclamation outside the New Territories. These are sustainable options of the scale required.

I strongly oppose full or partial development options involving the Fanling Golf Course. The Golf Course contains many buildings and graves which are of historical significance and are an irreplaceable part of Hong Kong's heritage. The land is also the home of a vast array of old and valuable trees and many protected species of wildlife. These are important environmental components which contribute to a sustainable city.

Hong Kong needs more, not less, sports facilities. The Fanling Golf course provides access to members of the public and supports golf development in Hong Kong especially for young people. The annual Hong Kong Open Golf Tournament attracts local and international visitors, is broadcast all over the world and helps promote Hong Kong's status as a world city.

Yours sincerely,

[redacted]

Ian Charles O'Brien.

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I am strongly against the use of HK Golf Club (HKGC) for property development..

03/09/2018 01:17

From: [redacted]
To: tfls@devb.gov.hk

Dear Sir/Madam

I am writing to express my strong view against the use of HK Golf Club, or other private recreational clubs, for property development.

We take HK Golf Club for example, if we look from 30k feet above, the map will show HK Golf Club as green as many country parks in HK.. why are we so against using country parks to develop properties but we put using HK Golf Club as a potential source of land to build flats.. the environmental and natural habitat value of HK Golf Club is the same if not better than many country parks in HK (which may not receive proper care as compared to HKGC).. If you look at other countries like Singapore or Thailand, they have a lot more golf course per population than HK and how can we talk about giving up the only world tournament level of golf course we have in HK, while we decide to leave many country parks untouched at all? This is totally illogical..

It is totally wrong to say because HKGC only serves the need of a few thousand people hence we can take it back to build home for tens of thousand of people.. can we say because only a handful of top cyclists who are qualified to practise at Hong Kong Velodrome so we should knock it down to build public housing? of course not!

The whole discussion to require the government to take back the land of HKGC is political.. people who agree to this unfair option are the ones who say we cannot use country parks to build properties.. and their arguments are contradictory..

We should look at the use of land from the macro point of view.. HK clearly does not have enough golf courses and the long queue of HKGC membership application shows the demand is very very high from HK people to play golf..

We should use landfill which has always been the key source of land supply and we should not do anything to increase the hatred between the rich and the poor in HK.. this is not serving anyone good if we choose that confrontational path for land supply in HK..

regards
Lee Hung Bun
(I am not a HKGC member)

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回覆：Re: [redacted]對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:40

Please respond to [redacted]

1 attachment

Untitled

收回哥爾夫球場和棕地建屋，顯示政府沒有偏幫權貴以平息民憤。繼而填海，三方面進行。

。

傳送自 Android 上的 Yahoo Mail

關於解決香港土地困難的建議

港區省級政協委員聯誼會
資深委員會 蕭雲昇副主任

2018 年 9 月 1 日

香港特區政府在行政長官林鄭月娥的領導下，發展經濟，改善民生，取得了巨大的成就，但因香港還有一部份市民住在劏房，為解決市民住房的困難，尋找新的土地來源是特區政府當務之急的頭等大事，為了尋找更多的土地保持香港持續的發展，本人特建議如下：

（一）建議政府制定新的土地政策提高行政效率

香港特區政府的土地政策，仍停留在港英時代，舊的法例已經滯後，政府審批土地由生地改為熟地由幾年至十年多時間，嚴重影響香港的發展。

香港新界很多農地荒廢閒置，草樹叢生，所以建議政府修改香港土地法例，提高土地容積率，放寬農地可以根據用地規劃用途性質，向政府申請改變為住宅用地。

只有政府提高行政效率，善用土地資源，加快土地改變用途和加快審批申請建樓房的審批程序，放寬農地改為住宅用地，縮短審批時間，政府用徵收補地價的方式，增加庫房收入，政府提高征地價格徵用閒置農地發展住房，這是舒解土地的資源的困難最有效的辦法。

（二）建議政府填海造地

2014 年，政府計劃在大嶼山東面水域興建人工島填海造地，本人認為是正確的，團結香港基金會也曾發表建議支持政府填海造地，香港直通太平洋，四面環海，所以填海造地是可行的方案，加上國家有海洋填海造地神器，對香港持續的發展，解決土地資源的困難具有重要的戰略意義。

（三）建議發展深圳邊境河套區

每當我經過深圳灣大橋，沿深圳河的高樓大廈豔麗的風景線，美不勝收，反觀香港的邊境線，大量魚塘和土地閒置，所以建議政府開發由西貢至屯門邊境的土地，興建新的工業園和研發基地及增建房屋，解決市民的住房的困難。

（四）建議政府收購新界村屋和土地重建高樓

香港最多的土地就在新界，近幾十年來，新界村屋都是獨立而建，道路小窄，浪費很多土地，所以建議政府高價收購村民的村屋和土地，然後進行總體重新規劃，提高土地容積率，興建高層住宅，徹底解決市民住房的困難。

（五）建議政府增建新界鄉村道路

幾十年來，新界的鄉村道路從沒改變，道路彎彎曲曲，道路又小又狹窄，所以建議政府重新擴建鄉村道路，特別是增加建设由西貢至屯門，沿河岸新的高速公路，建設大嶼山新的環島公路，建設大嶼山至港島的海底遂道，只有增建新的道路，才能大面積地增加土地，才能提升新界的農地的利用價值。

（六）建議政府開發大嶼山

大嶼山是香港最大的島嶼，大片土地還沒有開發，建議開發大嶼山，增加新的土地，興建新的工業園和研發基地及增建公屋。

综合所述；發展才是硬道理，發展經濟，改善民生，只要政府堅持以民意為依歸，以行政為主導，提高行政效能，增建道路，推出盤活新界土地的政策，積極尋找土地，解決市民的住房問題，增建新的工業園和科技園，讓香港再工業，只有解決香港市民住房和就業，才能維護香港長期的繁榮和穩定，香港明天會更好。

36019

香港政協青年聯會
Hong Kong CPPCC Youth Association

香港土地供應建議書

增加土地供應　改善住屋困局

支持落實東大嶼都會
制定維港以外填海計劃

提高地積比率

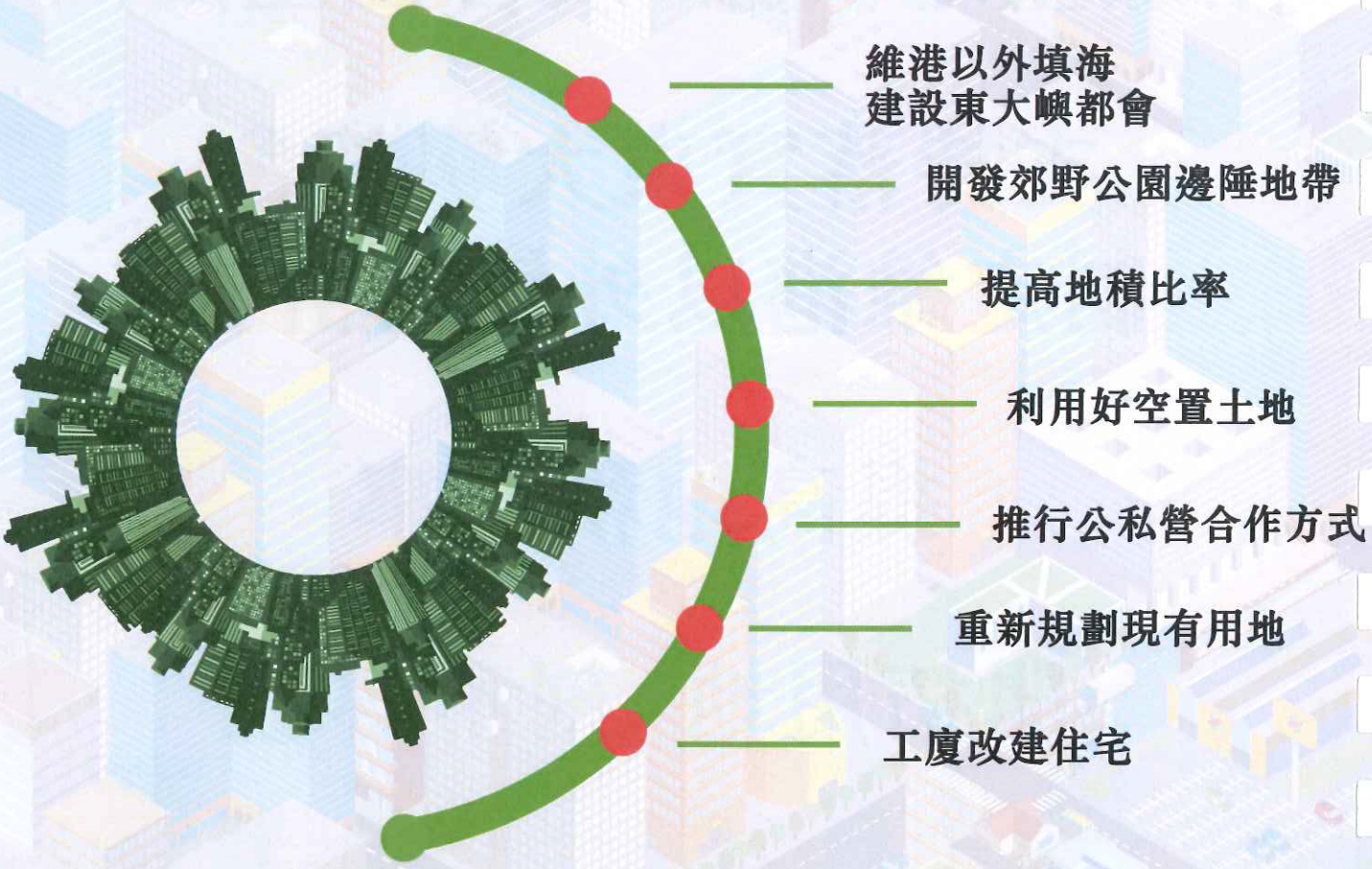
開拓用地　刻不容緩

前 言

土地及房屋供應是香港的重要社會議題，也是特區政府重中之重的工作，與香港發展及普羅大眾的生活息息相關。如今樓價高企，房屋供不應求，市民的居住環境每況日下，工商廈的租金和售價亦頻頻創新高，在供求失衡的情況下，香港的土地問題非常嚴峻。

政府如今正積極開拓土地資源，但無可否認是一項艱難的挑戰，要解決目前迫在眉睫的土地供應問題，必須多管齊下，於短中長期皆盡力尋覓和創造更多土地資源，以改善市民的居住空間和滿足社會發展的需要。

對此，本會在收集青年會員意見後，認為以下7個建議切實可行：



本會建議

1、維港以外填海 建設東大嶼都會

本會支持以維港以外填海的方式增加土地供應，
認為填海是未來長遠土地補充的重要途徑。

填海是香港的重要土地來源，過往數十年一直行之有效，沙田、荃灣、大埔、將軍澳、東涌等新市鎮建設大部份土地皆是由填海得來，已為過百萬香港人提供了舒適的家。但香港過去十多年卻因爲環保團體及地方組織等反對聲音而令填海計劃一拖再拖，亦間接令到本港樓價持續高企，公屋輪候冊等待時間越來越長。

本會認同特區政府在《香港2030+》提出的「東大嶼都會」構思，並增加建設規模，在香港島和大嶼山之間，大規模填海2200公頃建成人工島。本會認為，為長遠改善香港的發展和住屋困局，提供充足的用地，東大嶼填海是較有效和合適的措施，欲填補土地供應的大缺口，為新社區的綜合規劃提供較大彈性，並對現有土地用途影響較少，香港填海技術已在世界前列，相信只要配合詳細環評報告及保育措施，政府可制定出兼顧環保和造地的決策。



本會建議

2、開發郊野公園邊陲地帶

本會認同開發郊野公園邊陲地帶有利有弊，但利大於弊。利用郊野公園邊陲少量生態保育價值不高、公眾享用價值較低、位於邊陲地帶的土地作公營房屋、非牟利的安老院舍等非地產用途，能靈活運用土地，提高土地效率，更不涉私人業權，節省政府收地賠償過程，部分地皮的鄰近地區更是已有不同類型的房屋發展，具備基本交通網絡和基建配套，毋須大量投放資源予基建工程，釋出郊野公園邊陲地帶土地絕對是合理可行的。





3、提高地積比率

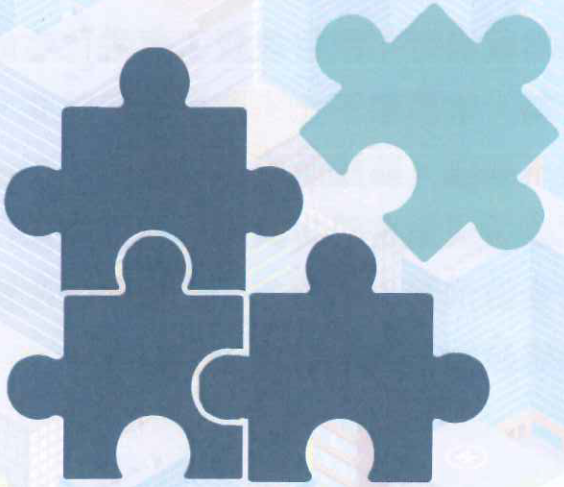
本會認為在交通配套許可的情況下，適當提高地積比率能有效增加短中期住房單位供應，特別是新界地區的地皮地積比率可適當提高，如果每幅地皮在計及高限及環評等因素後，均能用盡地積比率，能有效增加住房屋供應量，以達至「地盡其用」。

本會建議

4、利用好空置土地

香港本身有不少的丟空土地，比如柴灣漁灣邨有三十九個單位閒置近兩年，上址自1980年闢作可容納逾一百人的老人院舍，約有一萬七千平方呎，因欠缺升降機，不便承租，已閒置兩年，十分浪費。這只是一個個案，善用現有空置房屋最起碼可解決部分長時間輪候公屋的家庭需要，既然土地資源短缺嚴重，這些公共資源、房屋資源更不應該有任何浪費，建議政府盡快將這些長期空置單位改作公屋單位或過渡性房屋。





5、推行公私營合作方式

本會支持推行公私營合作方式，以善用具城市化發展潛力的私人土地。由公私營合作發展可負擔房屋是全球趨勢，如新加坡政府透過公私合營完善置業階梯，令9成國民擁自置居所，香港亦可參考國外模式，透過公私營合作，推動開發。

本會建議

6、重新規劃現有用地



本會建議政府重新規劃現有用地，在符合公眾利益的前提下，放寬合適用地改為住宅用地的土地用途更改，並優化土地審批程序。目前發展商若希望把非住宅土地更改用途發展住宅，申請改劃、申請補地價發展住宅、開始興建住宅等程序，往往需5至10年時間，縮短樓房興建的審批時間，能有效加快增加住屋供應，紓解住房不足的壓力。



7、工廈改建住宅

雖然政府近年嚴格規管工廈變住宅的行為，惟屢禁不止，違法工廈林立。堵不如疏，建議政府彈性處理，在適當改裝或加裝消防設施，能保障住戶安全的情況下，將部分工廈單位改建為過渡性住房，安置基層家庭。

香港政協青年聯會
Hong Kong CPPCC Youth Association

香港政協青年聯會是在港區省級政協委員聯誼會領導下成立，並以**「服務國家、服務香港、服務會員」**為本會宗旨，以現任港區全國各級政協青年委員及港區省級政協委員聯誼會青委會旅學團團員為核心，廣泛吸納香港青年企業家、專業人士、社團領袖及政協委員後代青年等優秀人才。

香港政協青年聯會的會徽是帆船，寓意香港政協青年聯會團結香港青年搏擊風浪，迎風啟航，為香港的繁榮穩定貢獻力量。帆船五片風帆分別寓意：

貢獻-服務社會，為國家、為香港做出應有貢獻；
傳承-發揚傳統，傳承父輩艱苦奮鬥精神；
謙虛-謙虛謹慎，團結吸引更多優秀青年才俊；
學習-加強學習，勇立時代潮頭，勇開風氣之先；
新穎-開拓創新，舉辦符合青年特點、形式新穎的活動。

香港政協青年聯會將團結香港各界優秀人才，搭建愛國愛港青年的活動平台，培養參政議政人才，與香港各友好青年組織建立長期穩定的交流合作關係，充分發揮年青一代的社會影響力，為國家和香港的繁榮穩定做出積極貢獻。

聯絡我們

電郵(Email): info@hkcppccya.org

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Chan Waikiu 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:59

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人希望土地供應

小組向政府反映本人意見，保護香港的自然環境。 謝謝！

Chan Waikiu 謹啟

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Kwok Fei Fei 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:52

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為大自然也是市民優質生活的重要元素，必須保護。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 順祝 國泰民安！

Kwok Fei Fei 謹啟

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Elly Lai 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:50

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

懇請土地供應小組聽取民意，令香港真正可持續發展。

萬分感謝！

Elly Lai 謹啟

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Cecelia cheng 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:44

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 懇請土地供應小組聽取民意，令香港真正可持續發展。 敬祝安好！

Cecelia cheng 謹啟

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Ho Sing Ting 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:39

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 敬祝安好！

Ho Sing Ting 謹啟

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amy 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:34

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望

土地供應小組向政府反映本人意見，保護香港的自然環境。 順祝 生活

愉快！

amy 謹啟

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Luk 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:32

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組如實向特首

林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 謝謝！

Luk 謹啟

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Chow Ho Yin 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:30

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們不能犧牲郊野公園的重要生態和生物。 請土地供應小組尊重民意，為香港市民保護自然環境。 祝願閣下生活愉快！

Chow Ho Yin 謹啟

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M Kong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:26

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望

土地供應小組向政府反映本人意見，保護香港的自然環境。 順祝 台安！

M Kong 謹啟

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拾莊對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:13

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地可以快速解決公營房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土地供應小組尊重民意，

為香港市民保護自然環境。

順祝 國泰民安！

拾莊謹啟

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Cch 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 23:04

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。

祝 安好！

Cch 謹啟

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何玉珠對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:56

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園是香港市民難得的叫氣地方。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 祝願 閣下生活愉快！

何玉珠謹啟

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Ng Chi Kin 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:56

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

釋放現有的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 請黃遠輝先生為香港下一代著想，不要開發

郊野公園邊陲地帶。 感謝！

Ng Chi Kin 謹啟

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Kwong wang kit 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:52

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先

利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為其他選項已經足夠。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

順祝 生活愉快！

Kwong wang kit 謹啟

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Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:48

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為其他選項已經足夠。 本人期望土地供應專責小組能真的能保護我們的環境，

也能讓市民安居樂業。 祝願 閣下生活愉快！

Wong 謹啟

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Tsz MEi 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:48

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 釋放現有的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 祝 安好！

Tsz MEi 謹啟

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Kiwi 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:48

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 懇請土地供應小組聽取民意，令香港真正可持續發展。

祝 安好！

Kiwi 謹啟

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Tang Bin 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:48

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，

令市民真正安居樂業。 順祝 國泰民安！

Tang Bin 謹啟

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Peter 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:46

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 祝 安好！

Peter 謹啟

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Cato 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:44

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 本人期望

土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 謝謝！

Cato 謹啟

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Jack cHU 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:44

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

懇請土地供應小組聽取民意，令香港真正可持續發展。 感

謝！

Jack cHU 謹啟

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Daniel Li 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:44

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 衷心希望土地供應小組接納意見，要

求政府改善規劃，保護珍貴的自然環境。 祝願 閣下生活愉快！

Daniel Li 謹啟

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Alice Leung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:32

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 祝 安好！

Alice Leung 謹啟

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Sarah Anderson's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:30

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Sarah Anderson

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Nako Yoii 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:26

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 希望土地供應小組聆聽民意，促請政府改善規

劃，令市民真正安居樂業。 順祝 國泰民安！

Nako Yoii 謹啟

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Saiwing Lau 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:20

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為我們不能犧牲郊野公園的重要生態和生物。 懇請土地供應小組聽取民意，令香港真正可持續發展。 順祝 生活愉快！

Saiwing Lau 謹啟

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吳東權對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:08

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 敬祝安好！

吳東權謹啟

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Stephen 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:06

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為其他選項已經足夠。 請土地供應小組尊重民意，為

香港市民保護自然環境。 順祝 國泰民安！

Stephen 謹啟

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鍾尚哲對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 22:02

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為其他選項已經足夠。 請土地供應小組尊重民意，為

香港市民保護自然環境。 感謝！

鍾尚哲謹啟

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Tang 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 21:58

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吋氣地方。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 敬祝安好！

Tang 謹啟

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Tung Yeung Yeung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 21:58

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 本人希望土地供應小組向

政府反映本人意見，保護香港的自然環境。 萬分感謝！

Tung Yeung Yeung 謹啟

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Jacky Tsui 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 21:50

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為我們要尊重大自然。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 萬分感謝！

Jacky Tsui 謹啟

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Lee 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 21:50

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 謝謝！

Lee 謹啟

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MAK SO YI 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 21:16

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 祝願 閣下生活愉快！

MAK SO YI 謹啟

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Leon Li 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 21:14

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 順祝 台安！

Leon Li 謹啟

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Siu Mui Luk's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 21:11

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Siu Mui Luk

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Kamkin wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 21:11

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為其他選項已經足夠。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 敬祝安好！

Kamkin wong 謹啟

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toyeung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 20:44

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為大自然也是市民優質生活的重要元素，必須保護。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 生活愉快！

toyeung 謹啟

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Chan Sin Mei 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 20:40

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 祝願 閣下生活愉快！

Chan Sin Mei 謹啟

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Tsoi 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 20:40

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 這將有助釋放土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為我們不能犧牲郊野公園的重要生態和生物。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 順祝 生活愉快！

Tsoi 謹啟

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Cecilia The's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 20:34

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Cecilia The

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Alice Yuna Green 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 20:24

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 順祝 國泰民安！

Alice Yuna Green 謹啟

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Sze Ming Li 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 20:20

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為大自然也是市民優質生活的重要元素，必須保護。 懇請土地供應小組聽取民意，令香港真正可持續發展。

順祝 生活愉快！

Sze Ming Li 謹啟

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Chan Ho Yan Holy對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 20:10

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將有助釋放土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 請黃遠輝先生為香港下一代著想，不要

開發郊野公園邊陲地帶。 順祝 生活愉快！

Chan Ho Yan Holy 謹啟

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Ko Chun Luen 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 20:06

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 祝 安好！

Ko Chun Luen 謹啟

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仇健行對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 20:02

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 敬祝安好！

仇健行謹啟

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Patrick Ho 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:44

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先

利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 請黃遠輝先生為香港下一

代著想，不要開發郊野公園邊陲地帶。 敬祝安好！

Patrick Ho 謹啟

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陳耀霖對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:42

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土

地供應小組尊重民意，為香港市民保護自然環境。 謝謝！

陳耀霖謹啟

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TL 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:40

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 請土供組回應香港人的訴求，

優先發展粉嶺高球場，解決基層上樓問題。 祝 安好！

TL 謹啟

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梁麗雲對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:36

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地可以快速解決公營房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為我們要尊重大自然。 請黃遠輝先生為香港下一代著想，不要

開發郊野公園邊陲地帶。 順祝 生活愉快！

梁麗雲謹啟

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BICO 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:34

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的訴求，

優先發展粉嶺高球場，解決基層上樓問題。 敬祝安好！

BICO 謹啟

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Chung Kam Yan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:32

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地可以快速解決公營房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 順祝 台安！

Chung Kam Yan 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Eric Lui 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:24

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 順祝 生活愉快！

Eric Lui 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Ng Yuk sze 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:22

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 台安！

Ng Yuk sze 謹啟

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Mak Chi Wai 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:12

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 請土供組如實向特首林鄭月娥反映市民訴求，規劃

棕地，保護郊野邊陲地帶。 祝 安好！

Mak Chi Wai 謹啟

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Yannie Tang 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 19:04

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

釋放現有的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 懇

請土地供應小組聽取民意，令香港真正可持續發展。 謝謝！

Yannie Tang 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Joyce Ngan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:58

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將提升香港土地的使用效率。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為我們要尊重大自然。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 順祝 生活愉快！

Joyce Ngan 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Tim Mann 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:50

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為發展棕地是大勢所趨，最能回應市民上樓的需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為我們要尊重大自然。 請土地供應小組尊重民意，為

香港市民保護自然環境。 謝謝！

Tim Mann 謹啟

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ching lok 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:46

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為其他選項已經足夠。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，

保護郊野邊陲地帶。 感謝！

ching lok 謹啟

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Yuen Wai Pan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:44

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

因為我們要尊重大自然。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 感謝！

Yuen Wai Pan 謹啟

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余啟仁對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:44

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為我們不能犧牲郊野公園的重要生態和生物。 請黃遠輝先生為

香港下一代著想，不要開發郊野公園邊陲地帶。 順祝 台安！

余啟仁謹啟

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淇對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:42

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將有助釋放土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生為香

港下一代著想，不要開發郊野公園邊陲地帶。 敬祝安好！

淇謹啟

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Wong Lo Yee 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:42

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人希望土地供應專責小組虛心接

受市民的意見，無須開發郊野公園邊陲地帶。 敬祝安好！

Wong Lo Yee 謹啟

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Keith Lo 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:32

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的

訴求，優先發展粉嶺高球場，解決基層上樓問題。 祝 安好！

Keith Lo 謹啟

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Kenny 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:28

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為其他選項已經足夠。 本人希望土地供應小組向政府反映本人意見，

保護香港的自然環境。 順祝 國泰民安！

Kenny 謹啟

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Mo siu hang 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:16

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生為香

港下一代著想，不要開發郊野公園邊陲地帶。 謝謝！

Mo siu hang 謹啟

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Lai Chun kit 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:12

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望

土地供應小組向政府反映本人意見，保護香港的自然環境。 感謝！

Lai Chun kit 謹啟

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Ronnie Tam 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:12

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 請土地

供應小組尊重民意，為香港市民保護自然環境。 順祝 生

活愉快！

Ronnie Tam 謹啟

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NG sze man 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:04

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 順祝生活愉快！

NG sze man 謹啟

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Lo man wai 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:04

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 請黃遠輝先生為

香港下一代著想，不要開發郊野公園邊陲地帶。 順祝 國泰民安！

Lo man wai 謹啟

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古樂新對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 18:02

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 請土供組回應香港人的訴求，優先發展粉嶺高球

場，解決基層上樓問題。 祝願 閣下生活愉快！

古樂新謹啟

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Ng samson 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:56

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 請土地供應小組

尊重民意，為香港市民保護自然環境。

順祝 生活愉快！

Ng samson 謹啟

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Rafael Tross's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:52

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Rafael Tross

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Jason Choy 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:38

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地可以快速解決公營房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 懇請

土地供應小組聽取民意，令香港真正可持續發展。 順祝

國泰民安！

Jason Choy 謹啟

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lisa 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:28

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 請土地供應

小組尊重民意，為香港市民保護自然環境。 萬分感謝！

lisa 謹啟

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Samuel Ip 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:28

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 本人希望土地供應專責小組虛心接受市民的意見，無須

開發郊野公園邊陲地帶。 祝 安好！

Samuel Ip 謹啟

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Alan Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:24

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 請土地供應

小組尊重民意，為香港市民保護自然環境。 謝謝！

Alan Chan 謹啟

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OGINO Michiko 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:20

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地可以快速解決公營房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為其他選項已經足夠。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解

決基層上樓問題。 萬分感謝！

OGINO Michiko 謹啟

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Grace Yu 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:15

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 衷心希望土地供應小組接納意見，要求政

府改善規劃，保護珍貴的自然環境。 萬分感謝！

Grace Yu 謹啟

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WONG WING KI 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:08

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

因為填海將破壞海洋生態。 請土地供應小組尊重民意，

為香港市民保護自然環境。 順祝 生活愉快！

WONG WING KI 謹啟

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Siu Cheung Kan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:04

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

釋放現有的土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為填海將破壞海洋生態。 衷心希望土地供應小組接納意見，要求政府改善規劃，

保護珍貴的自然環境。 順祝 國泰民安！

Siu Cheung Kan 謹啟

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Mandy Leung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:02

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為填海將破壞海洋生態。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 順祝 國泰民安！

Mandy Leung 謹啟

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LEUNG wing man 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 17:01

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為我們要尊重大自然。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 謝謝！

LEUNG wing man 謹啟

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Wong KM 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:56

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。 請黃遠輝先生為香港下一代著想，不要開發

郊野公園邊陲地帶。 謝謝！

Wong KM 謹啟

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Wan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:52

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 這將提升香港土地的使用效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 懇請土地供應小組聽取民意，令香港真正可持續發展。

祝願 閣下生活愉快！

Wan 謹啟

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Colen Chiu 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:45

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 本人期望土地供應專責小組能真的能保護我們的環境，

也能讓市民安居樂業。 順祝 生活愉快！

Colen Chiu 謹啟

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Lyric Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:34

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 本人希望土地供應小

組向政府反映本人意見，保護香港的自然環境。 謝謝！

Lyric Wong 謹啟

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Lau Kai hang 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:32

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將有助釋放土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為其他選項已經足夠。 請土地供應小組尊重民意，為香港市民保護自然環境。 祝願 閣下生活愉快！

Lau Kai hang 謹啟

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Betty chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:26

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將提升香港土地的使用效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 萬分感謝！

Betty chan 謹啟

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Tsoi Kit Ling Noel 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:14

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 請黃遠輝先生為

香港下一代著想，不要開發郊野公園邊陲地帶。 祝 安好！

Tsoi Kit Ling Noel 謹啟

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Janice 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:10

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 希望土地供應小組聆聽民

意，促請政府改善規劃，令市民真正安居樂業。 祝 安好！

Janice 謹啟

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Chow 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:09

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，

令市民真正安居樂業。 祝 安好！

Chow 謹啟

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Chun Ho Lee 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:02

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，

令市民真正安居樂業。 祝願 閣下生活愉快！

Chun Ho Lee 謹啟

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Alex SP Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:02

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將有助釋放土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為其他選項已經足夠。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 順祝 國泰民安！

Alex SP Wong 謹啟

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楊鍵文對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 16:00

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為我們不能犧牲郊野公園的重要生態和生物。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 祝 安好！

楊鍵文謹啟

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Ernest 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:56

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 本人希望土地供應小組向

政府反映本人意見，保護香港的自然環境。 祝願 閣下生活愉快！

Ernest 謹啟

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Wong yuk Kuen 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:54

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 希

望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 謝

謝！

Wong yuk Kuen 謹啟

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Zeny yim 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:44

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 請黃遠輝先生為香港

下一代著想，不要開發郊野公園邊陲地帶。 感謝！

Zeny yim 謹啟

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Ho yuen ching 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:40

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將有助釋放土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為填海將破壞海洋生態。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 敬祝安好！

Ho yuen ching 謹啟

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Charles Yung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:36

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將有助釋放土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吋氣地方。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 謝謝！

Charles Yung 謹啟

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KAN CHUN YIN 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:26

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將提升香港土地的使用效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 萬分感謝！

KAN CHUN YIN 謹啟

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Emilyrose Choi 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:26

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為填海將破壞海洋生態。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 敬祝安好！

Emilyrose Choi 謹啟

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黃潔貞對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:24

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為填海將破壞海洋生態。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 祝 安好！

黃潔貞謹啟

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SIU CHI YING 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:16

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解

決基層上樓問題。 萬分感謝！

SIU CHI YING 謹啟

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Ng 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 15:06

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 感謝！

Ng 謹啟

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Elsa Ho 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:58

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 懇請土地供應小組聽取民意，令香港真正可持續發展。 順祝 國泰民安！

Elsa Ho 謹啟

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Vincent KWONG 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:58

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將提升香港土地的使用效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 感謝！

Vincent KWONG 謹啟

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Oscar Chung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:48

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人希望土地供應

小組向政府反映本人意見，保護香港的自然環境。 萬分感謝！

Oscar Chung 謹啟

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謝志堅對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:48

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 謝謝！

謝志堅謹啟

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Simon Hon 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:44

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為填海將破壞海洋生態。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 祝 安好！

Simon Hon 謹啟

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George Tanh 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:40

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土地供應小組尊重民意，為香港市民保護自然環境。 順祝台安！

George Tanh 謹啟

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Chucky Tsang 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:38

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 謝謝！

Chucky Tsang 謹啟

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yat long chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:34

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為填海將破壞海洋生態。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 順祝 國泰民安！

yat long chan 謹啟

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B Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:33

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。 本人希望土地供應小組向政府反映本人意見，

保護香港的自然環境。 萬分感謝！

B Chan 謹啟

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Candy W 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:28

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 敬祝安好！

Candy W 謹啟

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何廸樺對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:26

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 請

黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 萬分感謝！

何廸樺謹啟

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Yip 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:20

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為我們要尊重大自然。 請土供組回應香港人的訴求，優先發展粉嶺高球

場，解決基層上樓問題。 順祝 台安！

Yip 謹啟

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Kwan Yue Jing Ileana 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:19

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 敬祝安好！

Kwan Yue Jing Ileana 謹啟

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CHAN HA 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:19

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 萬分感謝！

CHAN HA 謹啟

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Gordon leung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:06

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 順祝 生活愉快！

Gordon leung 謹啟

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Chan Tsz ting 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:04

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 順祝 國泰民安！

Chan Tsz ting 謹啟

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lau Wing hung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 14:02

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為填海將破壞海洋生態。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 敬祝安好！

lau Wing hung 謹啟

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Melody cheng 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:54

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 順祝 國泰民安！

Melody cheng 謹啟

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Koon Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:54

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為其他選項已經足夠。 請土供組回應香港人的訴求，優先發展粉嶺高

球場，解決基層上樓問題。 感謝！

Koon Chan 謹啟

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TKChan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:48

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 萬分感謝！

TKChan 謹啟

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Siew qi zhen 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:46

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 請土地供應小組尊重民意，為

香港市民保護自然環境。 謝謝！

Siew qi zhen 謹啟

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poon chun fai 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:42

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們要尊重大自然。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 謝謝！

poon chun fai 謹啟

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Cheng 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:39

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為其他選項已經足夠。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 敬祝安好！

Cheng 謹啟

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Gwen Colin's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:39

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Gwen Colin

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Eric 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:39

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

因為我們要尊重大自然。 請土地供應小組尊重民意，為香港市民保護自然環境。 祝願 閣下生活愉快！

Eric 謹啟

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Patrick 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:39

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 祝 安好！

Patrick 謹啟

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Martin Ma 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:36

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 祝願閣下生活愉快！

Martin Ma 謹啟

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Ma kin hang 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:34

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為填海將破壞海洋生態。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 順祝 國泰民安！

Ma kin hang 謹啟

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Miki 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:24

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園是香港市民難得的吁氣地方。 本人希望土地供應小組向

政府反映本人意見，保護香港的自然環境。 順祝 台安！

Miki 謹啟

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Se Fong Kao 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:14

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

釋放現有的土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為郊野公園是香港市民難得的吋氣地方。 請土地供應

小組尊重民意，為香港市民保護自然環境。 祝 安好！

Se Fong Kao 謹啟

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Apple Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:08

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 順祝 台安！

Apple Wong 謹啟

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Lam Ching Ho Evelyn對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:06

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 謝謝！

Lam Ching Ho Evelyn 謹啟

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Marcos Marinho de Andrade's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:06

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Marcos Marinho de Andrade

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Thelema Ho 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:04

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先

利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 請土供組回應香港人的訴求，

優先發展粉嶺高球場，解決基層上樓問題。 順祝 國泰民安！

Thelema Ho 謹啟

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Ester 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:04

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將提升香港土地的使用效率。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們不能犧牲郊野公園的重要生態和生物。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 祝 安好！

Ester 謹啟

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NiKiTa Tse 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 13:01

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為我們要尊重大自然。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 謝謝！

NiKiTa Tse 謹啟

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Anson Choi 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:56

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 本人期望土地供應專責小組能真

的能保護我們的環境，也能讓市民安居樂業。 順祝 台安！

Anson Choi 謹啟

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POON CHUN YU 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:54

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。 請黃遠輝先生為香港下一代著想，不要

開發郊野公園邊陲地帶。 順祝 國泰民安！

POON CHUN YU 謹啟

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Eva Fung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:52

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 國泰民安！

Eva Fung 謹啟

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CHU WING KIN EDMUND對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:50

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人遊樂場地契約用地等）。

希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。

順祝 台安！

CHU WING KIN EDMUND 謹啟

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Angela Tritto's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:44

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Angela Tritto

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Sheung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:44

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 謝謝！

Sheung 謹啟

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Angelina Chan's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:40

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Angelina Chan

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Tsang Hin Wai 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:34

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 本人期望土地供應專責小組能真的能保護我們的環境，

也能讓市民安居樂業。 祝 安好！

Tsang Hin Wai 謹啟

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Lee joey 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:34

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為填海將破壞海洋生態。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕

地，保護郊野邊陲地帶。 順祝 生活愉快！

Lee joey 謹啟

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Wong Ka Long Matthew對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:34

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 祝 安好！

Wong Ka Long Matthew 謹啟

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方榮芳對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:32

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為其他選項已經足夠。 請黃遠輝先生為香港下一代著想，不要開發

郊野公園邊陲地帶。 謝謝！

方榮芳謹啟

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CM Yuen 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:32

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 衷心希望土地供應小組接納意見，要求政府改善規劃，

保護珍貴的自然環境。 謝謝！

CM Yuen 謹啟

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Li Chun Man 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:28

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 希望土地供應小組聆聽

民意，促請政府改善規劃，令市民真正安居樂業。 謝謝！

Li Chun Man 謹啟

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Chris Ho 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:26

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為郊野公園是香港市民難得的吋氣地方。 請土供組如實向特首林鄭月娥反

映市民訴求，規劃棕地，保護郊野邊陲地帶。 謝謝！

Chris Ho 謹啟

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sit 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:24

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園是香港市民難得的吋氣地方。 本人希望土地供應小組向

政府反映本人意見，保護香港的自然環境。 敬祝安好！

sit 謹啟

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Carsa Leung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:20

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 國泰民安！

Carsa Leung 謹啟

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Ng Cherie 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:19

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為填海將破壞海洋生態。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕

地，保護郊野邊陲地帶。 順祝 生活愉快！

Ng Cherie 謹啟

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Lo Chung Kwan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:14

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的

訴求，優先發展粉嶺高球場，解決基層上樓問題。 感謝！

Lo Chung Kwan 謹啟

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Dan chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:12

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 祝 安好！

Dan chan 謹啟

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Kwok tsz fung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:12

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。 本人期望土地供應專責小組能真的能保護我們的環

境，也能讓市民安居樂業。 祝 安好！

Kwok tsz fung 謹啟

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Jane Steer's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:06

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Jane Steer

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Trisha Lui 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 12:02

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 萬分感謝！

Trisha Lui 謹啟

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Franky Yip 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:58

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 萬分感謝！

Franky Yip 謹啟

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Dotdot 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:57

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 請土地

供應小組尊重民意，為香港市民保護自然環境。 祝 安

好！

Dotdot 謹啟

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Florence Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:53

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望

土地供應小組向政府反映本人意見，保護香港的自然環境。 感謝！

Florence Wong 謹啟

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Joe Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:52

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 感謝！

Joe Chan 謹啟

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CHIU KUNG MING 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:52

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 順祝 生活愉快！

CHIU KUNG MING 謹啟

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鄧溢滔對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:50

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園是香港市民難得的吋氣地方。 本人期望土地供應專責小組能真的能保護

我們的環境，也能讓市民安居樂業。 萬分感謝！

鄧溢滔謹啟

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Winky 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:48

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們要尊重大自然。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 祝 安好！

Winky 謹啟

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Dio Lam 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:36

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請黃遠輝

先生為香港下一代著想，不要開發郊野公園邊陲地帶。 謝謝！

Dio Lam 謹啟

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Ivan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:32

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 順祝 國泰民安！

Ivan 謹啟

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G Y Tsang 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:24

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 希望土地

供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 敬祝安

好！

G Y Tsang 謹啟

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Gary Hui 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:20

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地可以快速解決公營房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 請土地供應小組尊重民意，為香港市民保護自然環境。 敬祝安好！

Gary Hui 謹啟

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Pan Shiu Lam 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:19

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將有助釋放土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生

為香港下一代著想，不要開發郊野公園邊陲地帶。 祝願 閣下生活

愉快！

Pan Shiu Lam 謹啟

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Yim Ho Yin 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:12

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為其他選項已經足夠。 請土地供應小組尊重民意，為

香港市民保護自然環境。 祝願 閣下生活愉快！

Yim Ho Yin 謹啟

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Dorcas li對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:12

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 順祝 國泰民安！

Dorcas li 謹啟

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Li Joyce 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:08

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園是香港市民難得的吋氣地方。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 萬分感謝！

Li Joyce 謹啟

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Lam Lai Kwan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:04

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為我們不能犧牲郊野公園的重要生態和生物。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 萬分感謝！

Lam Lai Kwan 謹啟

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Chu Ying hung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:04

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望

土地供應小組向政府反映本人意見，保護香港的自然環境。 謝謝！

Chu Ying hung 謹啟

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Vincent Ma 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 11:00

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 國泰民安！

Vincent Ma 謹啟

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sun chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:46

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 順祝 台安！

sun chan 謹啟

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Benny Tam 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:44

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生

為香港下一代著想，不要開發郊野公園邊陲地帶。 祝 安好！

Benny Tam 謹啟

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HO Kwok Leung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:42

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 祝願 閣下生活愉快！

HO Kwok Leung 謹啟

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wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:32

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地可以快速解決公營房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 敬祝安好！

wong 謹啟

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Laiwaiho 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:30

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 祝願 閣下生活愉快！

Laiwaiho 謹啟

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ng chauting 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:26

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將有助釋放土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 順祝 國泰民安！

ng chauting 謹啟

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Lily Hui 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:22

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 萬分感謝！

Lily Hui 謹啟

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Harris lam 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:18

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 釋放現有的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 生活愉快！

Harris lam 謹啟

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Lau King Chung對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:17

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園是香港市民難得的吋氣地方。 請土地供應

小組尊重民意，為香港市民保護自然環境。 祝 安好！

Lau King Chung 謹啟

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Wong Kwok Fan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:10

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 萬分感謝！

Wong Kwok Fan 謹啟

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Rubie 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:06

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地可以快速解決公營房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 感謝！

Rubie 謹啟

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郭對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 10:00

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為郊野公園是香港市民難得的叫氣地方。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 祝願 閣下生活愉快！

郭謹啟

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Jenn Ho 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:59

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 釋放現有的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 順祝 國泰民安！

Jenn Ho 謹啟

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Ho Ka Lai 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:56

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生

為香港下一代著想，不要開發郊野公園邊陲地帶。 順祝 台安！

Ho Ka Lai 謹啟

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George Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:52

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 這將提升香港土地的使用效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 萬分感謝！

George Chan 謹啟

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KIT MAN CHENG 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:51

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 這將提升香港土地的使用效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 台安！

KIT MAN CHENG 謹啟

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Wong yue ching 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:50

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 祝 安好！

Wong yue ching 謹啟

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Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:50

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 請黃遠輝先生為香港

下一代著想，不要開發郊野公園邊陲地帶。 順祝 國泰民安！

Chan 謹啟

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Leung po shan對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:48

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們要尊重大自然。 懇請土地供應小組聽取民意，令

香港真正可持續發展。 萬分感謝！

Leung po shan 謹啟

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Kwong Sze Kit 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:42

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將有助釋放土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 順祝 國泰民安！

Kwong Sze Kit 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Wallace Ng 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:40

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吋氣地方。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 請土地供應小組尊重民意，為香港市民保護自然環境。

謝謝！

Wallace Ng 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Choi chi ming 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:34

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土地供應小組尊重民意，為香港市民保護自然環境。

順祝 生活愉快！

Choi chi ming 謹啟

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HUI TAK SANG 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:30

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 謝謝！

HUI TAK SANG 謹啟

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Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:28

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將提升香港土地的使用效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 順祝 台安！

Chan 謹啟

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Law 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:26

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

順祝 國泰民安！

Law 謹啟

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Patrik Tong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:26

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 懇請土地供應小組聽取民意，令香港真正可持續發展。

祝 安好！

Patrik Tong 謹啟

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Lo Chun Wah 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:26

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為填海將破壞海洋生態。 請土地供應小組尊重民意，為

香港市民保護自然環境。 順祝 台安！

Lo Chun Wah 謹啟

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Cheung Fung wing對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:22

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 祝願 閣下生活愉快！

Cheung Fung wing 謹啟

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Joey Chung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:22

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地可以快速解決公營房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 謝謝！

Joey Chung 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Abby Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:18

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。

祝 安好！

Abby Chan 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Ng Yuen Ki 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:12

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 衷心希望

土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 順祝 國泰

民安！

Ng Yuen Ki 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Phoebe Pang 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:12

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 祝願閣下生活愉快！

Phoebe Pang 謹啟

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chan chun ming對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:10

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的訴求，

優先發展粉嶺高球場，解決基層上樓問題。 萬分感謝！

chan chun ming 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

王群菊對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:04

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將有助釋放土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 敬祝安好！

王群菊謹啟

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林峻彥對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:04

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 敬祝安好！

林峻彥謹啟

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Gordon Ng 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:02

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 衷心希望土地供應小組接納意見，

要求政府改善規劃，保護珍貴的自然環境。 祝 安好！

Gordon Ng 謹啟

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Andy Cheng 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 09:00

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

因為填海將破壞海洋生態。 請土地供應小組尊重民意，

為香港市民保護自然環境。 順祝 台安！

Andy Cheng 謹啟

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Ting 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:54

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地可以快速解決公營房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 希望土地供應

小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 感謝！

Ting 謹啟

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Jezlo 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:54

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 希望土地供應

小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 祝 安好！

Jez lo 謹啟

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Yuen Sze Yung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:52

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為我們要尊重大自然。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 謝謝！

Yuen Sze Yung 謹啟

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Ms Au 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:52

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 祝 安好！

Ms Au 謹啟

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Moon Yeung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:48

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順

祝 台安！

Moon Yeung 謹啟

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Chan kwong yuen對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:46

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 順祝 國泰民安！

Chan kwong yuen 謹啟

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Simon Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:44

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

懇請土地供應小組聽取民意，令香港真正可持續發展。 順

祝 生活愉快！

Simon Chan 謹啟

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Lee 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:40

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 釋放現有的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 順祝 台安！

Lee 謹啟

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Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:38

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 釋放現有的土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園是香港市民難得的叫氣地方。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 敬祝安好！

Wong 謹啟

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Queenie 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:30

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 懇請土地供

應小組聽取民意，令香港真正可持續發展。 謝謝！

Queenie 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

陳詠怡對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:28

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園是香港市民難得的吋氣地方。 請土供組回應香港人的訴求，

優先發展粉嶺高球場，解決基層上樓問題。 謝謝！

陳詠怡謹啟

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Yu Ching Lo 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:27

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為其他選項已經足夠。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 順祝 國泰民安！

Yu Ching Lo 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Albert LEE 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:26

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 本人希望土地供應專責小組虛心

接受市民的意見，無須開發郊野公園邊陲地帶。 祝 安好！

Albert LEE 謹啟

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Sammy Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:20

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園是香港市民難得的吁氣地方。 本人期望土地供應專責小組能真的能

保護我們的環境，也能讓市民安居樂業。 祝願 閣下生活愉快！

Sammy Chan 謹啟

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Wong Hiu Kwan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:18

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請黃

遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 順祝

生活愉快！

Wong Hiu Kwan 謹啟

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fred shek 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:18

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 請土地供應小組尊重民意，為

香港市民保護自然環境。 順祝 國泰民安！

fred shek 謹啟

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Mig lau 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:18

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為發展棕地是大勢所趨，最能回應市民上樓的需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 希望土地供應小組聆聽民意，促

請政府改善規劃，令市民真正安居樂業。 萬分感謝！

Mig lau 謹啟

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Amanda Kwong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:16

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 謝謝！

Amanda Kwong 謹啟

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Cheng Ming ki 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:12

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地可以快速解決公營房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人遊樂場地契約用地等）。

懇請土地供應小組聽取民意，令香港真正可持續發展。

感謝！

Cheng Ming ki 謹啟

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Franco Shea 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:03

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

順祝 生活愉快！

Franco Shea 謹啟

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LAI Tsang Wah對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:02

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們要尊重大自然。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 萬分感謝！

LAI Tsang Wah 謹啟

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Jocelyn Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:02

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 敬祝安好！

Jocelyn Wong 謹啟

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張孟豪對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 08:00

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 懇請土地供應小組聽取民意，

令香港真正可持續發展。

順祝 國泰民安！

張孟豪謹啟

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Fred leung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:56

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為郊野公園是香港市民難得的叫氣地方。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 謝謝！

Fred leung 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Christopher Chow對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:55

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園是香港市民難得的叫氣地方。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 謝謝！

Christopher Chow 謹啟

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Jack Kwong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:51

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為我們要尊重大自然。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕

地，保護郊野邊陲地帶。 祝 安好！

Jack Kwong 謹啟

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Tin chun chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:46

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人期望土地供應專責小組能真的

能保護我們的環境，也能讓市民安居樂業。 敬祝安好！

Tin chun chan 謹啟

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Sam Zhu 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:44

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為填海將破壞海洋生態。 衷心希望土地供應小組接納意見，要求政府改善規劃，

保護珍貴的自然環境。 順祝 台安！

Sam Zhu 謹啟

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Li Chi Kwan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:38

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。

順祝 生活愉快！

Li Chi Kwan 謹啟

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Chung Fei Lik 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:31

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將有助釋放土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。

順祝 國泰民安！

Chung Fei Lik 謹啟

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So ping kong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:26

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園是香港市民難得的吁氣地方。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

順祝 國泰民安！

So ping kong 謹啟

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Ko Oi fan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:22

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 本人希望土地供應小組向政府反映本人意見，

保護香港的自然環境。 祝願 閣下生活愉快！

Ko Oi fan 謹啟

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Lam Larry 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:18

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 順祝 國泰民安！

Lam Larry 謹啟

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Heidi Wu 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 07:16

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需 求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 希望土地供應小組聆聽民意，

促請政府改善規劃，令市民真正安居樂業。 順祝 台安！

Heidi Wu 謹啟

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Kitty Cheung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 06:50

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為我們要尊重大自然。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 謝謝！

Kitty Cheung 謹啟

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ANTHONY CHING 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 06:49

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人期望土地供應專

責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 國泰民安！

ANTHONY CHING 謹啟

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Iceman Tam 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 06:18

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園是香港市民難得的吋氣地方。 懇請土地供

應小組聽取民意，令香港真正可持續發展。 順祝 國泰民

安！

Iceman Tam 謹啟

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Ho Shuk Yi 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 06:14

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的

訴求，優先發展粉嶺高球場，解決基層上樓問題。 順祝 生活愉快！

Ho Shuk Yi 謹啟

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Hong SK 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 06:12

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。

祝願 閣下生活愉快！

Hong SK 謹啟

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Wu Chiu Ting Frank 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 06:06

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人遊樂場地契約用地等）。

請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。

敬祝安好！

Wu Chiu Ting Frank 謹啟

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Ng Lap Ko 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 05:52

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為其他選項已經足夠。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 祝 安好！

Ng Lap Ko 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Elina Lau 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 04:50

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將有助釋放土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 順祝 台安！

Elina Lau 謹啟

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Leung Kar Wah對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 04:34

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為填海將破壞海洋生態。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 祝願 閣下生活愉快！

Leung Kar Wah 謹啟

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Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 03:30

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 生活愉快！

Wong 謹啟

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Carmen Chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 03:00

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為發展棕地是大勢所趨，最能回應市民上樓的需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土地供應小組尊重民意，

為香港市民保護自然環境。

祝 安好！

Carmen Chan 謹啟

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Yu 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 02:46

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為其他選項已經足夠。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 萬分感謝！

Yu 謹啟

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Lee 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 02:28

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

釋放現有的土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 順

祝 國泰民安！

Lee 謹啟

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LEUNG Wai Chun 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 01:56

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 謝謝！

LEUNG Wai Chun 謹啟

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Joyce Ho 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 01:54

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將有助釋放土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 順祝 台安！

Joyce Ho 謹啟

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Mavis Lo 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 01:52

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 感謝！

Mavis Lo 謹啟

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viann 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 01:26

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望

土地供應小組向政府反映本人意見，保護香港的自然環境。 萬分感謝！

viann 謹啟

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cc 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 01:21

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 敬祝安好！

cc 謹啟

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Chan ching fong對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 01:18

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組回應

香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 祝 安好！

Chan ching fong 謹啟

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WONG 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 01:12

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為填海將破壞海洋生態。 請土地供應小組尊重民意，

為香港市民保護自然環境。 順祝 生活愉快！

WONG 謹啟

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Man Kam Hung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 01:06

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的訴求，

優先發展粉嶺高球場，解決基層上樓問題。 萬分感謝！

Man Kam Hung 謹啟

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Alice 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 01:04

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為填海將破壞海洋生態。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 敬祝安好！

Alice 謹啟

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Flora Lui 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:58

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 順祝 台安！

Flora Lui 謹啟

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Gogo 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:49

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 生活愉快！

Gogo 謹啟

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Leung Wing Tung對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:40

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人期望土地供應專責小

組能真的能保護我們的環境，也能讓市民安居樂業。 萬分感謝！

Leung Wing Tung 謹啟

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Chau Ching Fun Fanny對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:39

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將有助釋放土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 祝願 閣下生活愉快！

Chau Ching Fun Fanny 謹啟

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Tony chan 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:37

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為填海將破壞海洋生態。 請土地供應小組尊重民意，

為香港市民保護自然環境。 敬祝安好！

Tony chan 謹啟

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Tan wing yiu 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:36

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 懇請

土地供應小組聽取民意，令香港真正可持續發展。 順祝

國泰民安！

Tan wing yiu 謹啟

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rita lau 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:29

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望土地供應專責小

組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 敬祝安好！

rita lau 謹啟

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Lam Cheuk Fung對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:29

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

順祝 生活愉快！

Lam Cheuk Fung 謹啟

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Chan Kai Chung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:25

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 祝 安好！

Chan Kai Chung 謹啟

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LEUNG KA MING 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:23

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人希望土地供應

小組向政府反映本人意見，保護香港的自然環境。 感謝！

LEUNG KA MING 謹啟

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Max Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:22

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 釋放現有的土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們不能犧牲郊野公園的重要生態和生物。 懇請土地供應小組聽取民意，令香港真正可持續發展。 順祝 生活愉快！

Max Wong 謹啟

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Karina Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:17

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 釋放現有的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 祝 安好！

Karina Wong 謹啟

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Alvin Yeung 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:17

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們不能犧牲郊野公園的重要生態和生物。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 祝願 閣下生活愉快！

Alvin Yeung 謹啟

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Elaine Cheng 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:16

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 釋放現有的土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 感謝！

Elaine Cheng 謹啟

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Kathy 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:16

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 敬祝安好！

Kathy 謹啟

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Aaron Lee 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:16

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地可以快速解決公營房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 祝願 閣下生活愉快！

Aaron Lee 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Ray Wong 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:16

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望土地供應專

責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 順祝 國泰民安！

Ray Wong 謹啟

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Suzanne Zwart's suggestions on Land Supply - Country Parks should never be an option for development

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:09

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Suzanne Zwart

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alfred mak 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:06

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

因為填海將破壞海洋生態。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 謝謝！

alfred mak 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Chan Chi Wai 對土地供應選項及相關議題的意見

[redacted] to: tfls@devb.gov.hk 03/09/2018 00:03

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 感謝！

Chan Chi Wai 謹啟

Ref No:

土地供應專責小組
公眾參與階段所收集的電話來電意見紀錄

1. 意見接收時間：2018 年 9 月 4 日上午 9 時 00 分 (來電)

2. 姓名：[redacted] (代表團體(如適用)：)

3. 聯絡方式(選填)
   電話：
   電郵：
   其他：

4. 意見：

   a. 陳智思先生提出發展東大嶼, 2,000 公頃左右的填海地來用來發展及興建房屋。對此來電者表示贊成及希望小組可以考慮此建議。

   b. 陳智思先生提到, 粉嶺高場不需考慮, 因為只有 300 公頃左右的地。來電者表示不同意, 因為 300 公頃是現時欠 1,200 公頃地的 4 分 1, 已經是可以幫助解決大部份問題。希望第一時間重新審視及發展, 他們小數人用大部份市民的地。他們的地是霸來的, 不應該說開放給市民入內。此地是屬於市民的。應該把球場搬去偏遠地。

   c. 高鐵開通, 放便了同胞來港買樓。第一時間要做的是禁止非香港永久性居民在港買樓。希望小組把此意見提出來。內地人在港買樓令樓價上升, 需要斬禍根, 去源頭。

   d. 除了黃主席說大方向是發展棕地及填海外, 另一大方向應該是要發展郊野公園, 用 10 分 1 的郊野公園地去發展公營房屋, 例如 80%公型房屋, 20% 居屋/甲屋。不可建私樓。幫助年青人。

   e. 需要認真考慮所有私人遊樂場所的用地問題。 加士居道一帶有大量私人遊樂場, 例如西洋會, 印度會等。 一夠期便應該要收回再審視。把用地改為發展住屋及商業。 把私人遊樂場所搬去離島。

來電者要求以不具名方式公開
The caller requested anonymity

Ref No: 36315

土地供應專責小組
公眾參與階段所收集的電話來電意見紀錄

1. 意見接收時間：2018 年 9 月 4 日下午 2 時 50 分 (來電)

2. 姓名：[redacted] (代表團體(如適用)：)

3. 聯絡方式(選填)
   電話：
   電郵：
   其他：

4. 意見：

   a. 反對填海，希望小組考慮以下填海後帶來的不良後果。來電者表示極為擔憂會填海，因眼見贊成聲音(包括特首，小組主席及陳智思先生)比反對的多
      - 海水倒灌
      - 航道收窄，大船不能入港
      - 影響氣候
      - 海上變得大浪，引致海難 (像南丫海難，很多人遇難)
      - 日本，台灣等地，打大風時所遇到的問題(請參考)

   b. 建議回收香港 2 個馬場，改為起樓。 可以把馬場搬去大陸。 大陸(好像是從化)有很大的馬場可以容納馬匹。

   c. 請注意現在有人無屋住，有屋無人住的問題。

   d. 建議拍賣空置學校，把地建成住宅或工廈。

   e. 要投訴，覺得小組舉行的收集意見活動像做小丑戲，不會是公平的。為何特首已決定要填海，為何黃主席說要用棕地及填海，為何陳智思說要填海。填海有很大的影響。

來電者要求以不具名方式公開
The caller requested anonymity

36316

致土地供應事責小組秘書處：

① 將一些屋苑式，樓齡較舊的村屋，
收購後，發展改建，例：馬適路靈山路的美景新邨
沙頭角公路的安居花園

② 另外，馬適路，美景新邨對面有一大型屋苑式的房屋，
是低密度三層高的獨立建築物，但沒有出售，已沒有
繼續興建，停工多年，政府可否找出因由，並速使
發展商改建成大型屋苑大廈或改建公屋或居屋。

③ 在新界某些村落業主已找不到，政府可否修購後，
將其發展改建大廈屋苑

④ 可否容許村屋（丁屋）天台加建多半層以增加土地
之用。（例：家有孩子已成年踏入結婚階段，又無力置業。）

⑤ 有某些空置很多年的工廠大廈，可否改建為或發展成
公屋或居屋。（例如：屏山的工廠大廈在唐人新村路）

⑥ 將某些鄉村內荒廢了的村校撥去，改建屋邨或低密度住
（例：粉嶺樓村內的聯和爐公立學校，河上鄉河溪學校，古洞童華學校）

★★★ 本人不同意將本人的姓名公布

[redacted]

4.9.2018

來信人機構要求以不具名方式公開
The sender requested anonymity

致土地供應專責小組各位委員：

本人[redacted]，是一名普通的香港市民。藉着是次土地供應諮詢，希望提供三點意見，敬希接納。

第一，本人認為「填海」的選項希望不要被某些人誤導。最近，特首提出「填海」造地建屋是較可行方案，本人認為千萬不要因特首所說，或特首代表中共所說「填海」是對的而一味力挺支持填海而被誤導。是否用「填海」造地建屋，敬請大家認真深思。

第二，本人認為與其用郊野公園邊陲建屋，不如認真考慮用金山郊野公園整個拆卸而造地建屋更實際。此舉更可解決猴子擾民問題。那麼，猴子沒有馬騮山樓住，可將牠們全部送回其他國家、洲份或原產地，如中國、東南亞、南亞、亞洲、非洲或歐美地方終老，這可保育又可建屋，一舉兩得。

第三，本人認為粉嶺高爾夫球場的問題，是建屋或體育的「兩難撕裂」。讚好建屋者認為高爾夫球令人有「仇富」的心態；而讚好體育者認為高爾夫球有陳芷澄代表香港參加高爾夫球國際大賽，是有保育價值而不應建屋。本人認為這問題的解決方法是一是保留高球場原封不動發展體育，一是不要只是拆高球場建屋，而是全香港所有戶外體育設施，即所有馬場、足籃球場、羽毛球場、排球場、有田徑設施的運動場等全部清拆建屋，亦即是全面

性放棄體育而集中建屋。至於全香港的室內體育館是否都要全拆建屋，則視乎前列者的建議的成效而決定。究其原因，正如前者的說明「另類撕裂」，本人認為現在有不少的香港人對某些如高球、跑馬等運動有仇富、賭風勁等心態而拆回上述場地建屋；但也有不少香港人對某些如足球的運動也有力量去支持，但實際上他們對那些運動卻一知半解不懂，而用一種本土或港獨心態去支持那些運動。這些撕裂現象足以影響香港人對體育的價值觀而分化，從而左右一些是否拆某些體育場地而建屋的實際反映。本人希望貴小組就粉嶺高球場的問題參考我的意見。

本人就此土地供應諮詢表達了意見，敬希接納。

[redacted]

3-9-18

來信人機構要求以不具名方式公開
The sender requested anonymity

黃先生：

您好，我是Tony 施，在電視新聞中，見到香港的房屋狀況如斯的過度扭曲，富者過度地、無量地霸盡每一仙的利益，我覺得已到了不近人情之景況。低收入的一群確實令人看見都感到傷心難受。

但是，各方面眼利益有關聯的人都以各種手法去極力阻礙為缺乏條件上樓人仕所需的土地和房術。

我覺得，既然高球場的一吹都不能讓路為建屋之用（不能影響打波）；填海又會破壞生態（海豚"性命"大於人類），人性的自私已充分地表露無遺。所以，到了這個階段，我已不認為，我祇能完全依靠填海、征用高球場、甚至是新界農地。如果能多次用一些較為和諧的方法去引導併給市壓力；我相信，社會上將能夠接收到、明白到他們應該讓步、也祇有讓步而接受合理的建議。

除了填海、征用高球場，我想到一些其它在坊間方有提及的方法。但是，任何一種方法要能取得效果，在現在的環境下，如不講究投巧和切入時機，沒有事前考究的籌謀、造勢，不易事半功倍。所以，我希望如果有機會，我們能先以電話溝通會更合適。

我的電話是澳洲的：[redacted]（希望能單独談一談）

謹祝 諸事順利

[redacted]

27/AUG/2018.

署名來函
Name Provided

36319

Mr. Stanley Wong Yuen-fai, SBS, JP
Chairman, Task Force on Land Supply
Development Bureau
19th Floor, West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar, Hong Kong

31 August 2018

Dear Mr. Wong,

I write to express my view that I am strongly against the idea of redeveloping, whether the entire or a portion of, the Hong Kong Golf Club ("HKGC") in Fanling as a way to come up with new land for the construction of public housing. Whilst I understand the need for more public housing in Hong Kong, that need, however, should not come at the expense of sports or the environment.

The HKGC has been a key supporter of the Hong Kong Golf Association ("HKGA") in the grooming of young talent by providing HKGA free access to host its squad team training and amateur tournaments. The Fanling courses are also the venues for the Hong Kong Open which is the oldest professional sporting event in this city. The facilities at Fanling are open to the public from Monday to Friday throughout the year. Based on HKGC's statistics, in 2017 over 50,000 (42%) of the 120,000 rounds of golf were played by non-members. I am of the view that Hong Kong needs more, rather than less, sporting facilities.

As far as the environment is concerned, HKGC is an important green lung in the northern New Territories. The Fanling courses have many trees which are protected by Hong Kong law and meet the Government's criteria of "Old and Valuable Trees". The three courses are also inhabited by many protected species of birds, insects, reptiles and other wildlife. I believe Hong Kong needs more, rather than less, trees and open spaces. If you think about it, the arguments for preserving the country parks are equally applicable to the preservation of the Fanling golf courses.

As an alternative, I strongly suggest the Task Force to look into reclamation as a more effective and sustainable way of boosting Hong Kong's land supply for the years to come.

Yours truly,

[redacted]

Bong Ding Yue Boris

cc. [redacted]

36320

To: Secretariat, Task Force on
Land Supply,
Central Government Offices.
HK.

1st September 2018.

Dear Sirs,

I would like to express my views to you on Hong Kong's land supply.

Firstly, I would like to state that I have somewhat conflicting interests

[redacted]

I am very interested in public housing matters and was awarded a [redacted] for services to public housing in Hong Kong.

At the same time I am a long standing member of the Hong Kong Golf Club and a keen golfer. I have played golf since a very early age, firstly in my native England and then in Hong Kong over the last 40 years.

I believe that Hong Kong has many sources of supply of land without the need to utilise sites such as country parks and sites of great ecological and conservation value such as the Hong Kong Golf Club. Such sites should be retained if at all possible to ensure that the ever growing population of Hong Kong has adequate facilities for leisure use. It would in my opinion seriously detract from the attraction of Hong Kong as a progressive and international city if such facilities were lost. We must take steps to preserve the environment rather than destroy it. The Golf Club has a vast number of trees (many of them classified as "Old and Valuable"). It is also the home for many protected species of wild life such as birds, insects, reptiles and butterflies.

The Club also has a Grade II Heritage Building, a Grade III Heritage Building and literally dozens of old ancestral graves, some going back for centuries. There are many other options available. There are dozens of brown field sites in the vicinity of the Golf Club and elsewhere in the New Territories. One only has to drive from Sheung Shui to Yuen Long or Shek Kong along Fan Kam Road to see dozens of under or badly utilised sites. It is something of a planning "wasteland".

Hong Kong also has very successfully used reclamation as a means of land creation for the last 50 years. Virtually the whole of Shatin and Ma On Shan being prime examples. Reclamation can be implemented relatively quickly as it does not involve land acquisition and the problems that go with it. The necessary infrastructure can be constructed on reclamation sites much more easily than on many other sites. Roads, drainage, sewerage, water supply etc can all be planned and constructed in tandem with new housing.

Many existing sites, of which the Golf Club is a prime example, does not have an infrastructure at present that could cope with any substantial new housing development. Fan Kam Road is narrow and already heavily used. Serious traffic congestion at the roundabout between the Golf Club and Sheung Shui is common place at present and major new development in the vicinity would require a major re-think of the traffic arrangements in the area. Developing the Golf Club would therefore not be a "quick fix" for public housing. It would

require substantial time to develop the necessary infrastructure to support any significant new housing development.

Having served on the Housing Authority for many years and having been directly involved in the strategic planning and subsequent construction of a very large number of public housing estates, I don't personally think there are any real "quick fixes" for the current housing shortage. In the late 90s the Housing Authority had a very ambitious programme to construct 100,000 flats a year, but the lead in time for each site was significant even where the necessary land was readily available for use. Long term planning and implementation is necessary. Regrettably, the Government decided in 2003 to cut back on the number of public housing units to be constructed. The cut back was substantial and the resurrection of a new ambitious programme takes time. The Housing Authority was in "full flow" at the time and the Government decision unfortunately stopped the Authority in its tracks. To re-start such a programme will take time and a lot of effort. I am certainly in favour of restarting a new ambitious programme for public housing, but it must be done in an efficient and orderly manner, as was the case in the late '90s and early 2000s. The necessary planning and implementation must take place. We shouldn't be looking at "quick fixes" which we may live to regret in the future.

As mentioned above, I believe there are a significant number of brown field sites available. Reclamation should also be given

long serious consideration. None of the options will be a "quick fix", but in my view the Government should see public housing as a long term need and implement a properly thought-out and sustainable strategy going forward. Environmental considerations should be at the fore-front of any strategy.

I hope these observations are of assistance to the Task Force.

Yours faithfully

[redacted]

(PHILIP TREVOR NUNN BBS JP)

36321

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Fw: Telephone call(s) from 曾先生 (DEVB)

03/09/2018 10:14

曾先生

[Date/Time] [Type]
2018-08-30 09:47:16 Call - Inbound
[Detail]
曾先生建議政府儘快在坪洲作出填海，增加土地供應量；建議政府儘快在粉嶺高爾夫球場的周邊興建房屋，並寄語特首林鄭施政態度及立場必需要強硬。

36322

[redacted]

P.1

[redacted]你好！

長遠解決本港房屋短缺、交通擁擠、貨运萎縮及保证庫房收入、

最近土地諮詢引来众多建议，我也趁熱鬧，综合各方意見，作出下列建议：

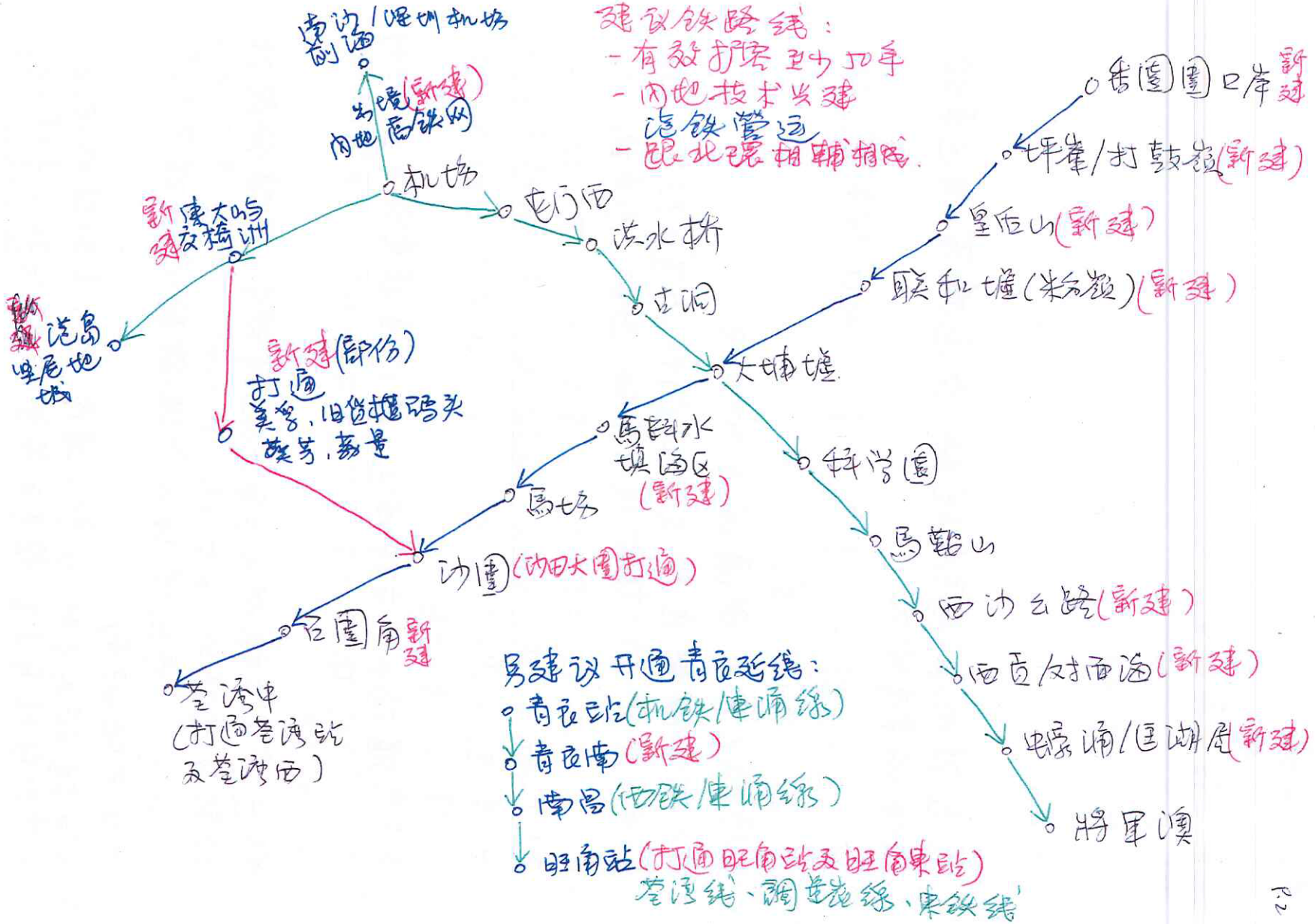
1. 支持擴大東大嶼填海至2000公頃
2. 東大嶼有鉄路直駁美孚再前往沙圍（打通大圍及沙田）作終站（接駁現有東鉄，馬鉄、沙中线…）

*東大嶼填海区另有鉄路經机场（应付三跑人流）及屯门西站（現有西鉄，輕鉄线）；机场再有鉄路出境駁入內地鉄路网。（此前曾来信特首作相关建议，見附图

3. 現有貨櫃碼头只支持海运，设法直接參與中欧班列（最快是將貨櫃运往東莞再轉中欧班列，陸路往欧洲、俄罗斯、中亞…）

搬迁現有貨櫃碼头至東大嶼新都会，兴建鉄路接駁新貨櫃碼头、至机场（可作海陸、空陸，甚或海陸空联运），再出境接入內地鉄路网，直接自本港开出中欧班列。

4. 旧貨櫃碼头古地可用作建屋，也不需新建地鉄站，只需打通現有美孚、葵芳及荔景站，形成類似中環站的大站四通八達


建议铁路线：
- 有效扩客至少50年
- 内地技术兴建
- 跟北環相輔相成
香港圍口岸 新建
坪峯/打鼓嶺(新建)
皇后山(新建)
联和墟(米谷嶺)(新建)
大埔墟
科学園
馬鞍山
西沙公路(新建)
西貢/对面海(新建)
蝶涌/匡湖尾(新建)
將軍澳
馬料水填海区(新建)
馬场
沙圍(沙田大圍打通)
石圍角 新建
荃湾中(打通荃湾站及荃湾西)
新建(部份)
打通
美孚，旧货櫃碼头
葵芳，荔景
新建 大屿交椅洲
新建 港島里尾地城
机场
屯门西
洪水桥
古洞
南沙/深圳机场
前海
为境(新建)
内地高铁网
另建议开通青衣延线：
青衣站(机铁/東涌線)
青衣南(新建)
南昌(西铁/東涌線)
旺角站(打通旺角站及旺角東站)
荃湾线、調遣線、東铁线

5. 上述建议动作大，没有20年(至少)不为功。
现国家愿意发居住证给本港市民，解决港人内地居住的看病/医疗、養老、上学、就业……问题，相信不少人愿意以大湾区(特别是中山、珠海)作长期居所。
特区政府可适时在内地覓地/租地建屋居屋/廉租屋，解决公屋輪候时間長的问题。(假设有10萬人輪候公屋，其中有2萬人愿意/不反对搬入内地公屋居住，其他人可缩短20%轮候时間。
顺利的话3-5年，甚或更快，便可成事。

6. 支持保留粉嶺高球场，因内有古树、原居民祖墳，搬迁及賠償问题谈判将曠日持久，古树分散，搬迁並不理想，原地保留，可用建屋空間不会太多。

7. 高铁通车後，再加上港珠澳大桥完工，在内地居住生活，回港工作(或相反)，变得完全可行(時間上)，但交通支出恐怕一般市民难以负担。
建议港府资助上述港人部份车资，例如優惠月票形式，每人每天可以优惠價50%乘搭高铁或大桥直通巴往返一次。或首两年以原價25%乘高铁/大桥直通巴，吸收港人内地生活，回港工作。

8. 在本港首发/開出中欧班列非常重要。
現有中欧班列已成功開通65條路線，前往14個国家43城市，逐步佔有海运货櫃市场份額。若本港沾不上边，海运耗时長，有馬六甲制约，本港轉口港地位将不保。
但若有中欧班列自港出发，只要班次密，我们当可使货运業保持增長，因粵西甚或广西货櫃可取道本港，搭乘自港开出中欧班列，前往欧洲、俄罗斯

最近又在贡么开提议铁路联通南韩、朝鲜、中国、蒙古、俄罗斯及日本；昆明至老挝及泰国的铁路正持续兴建，进展顺利；中国至尼泊尔的铁路开始挖掘/打隧道贯通喜马拉雅山；中巴经济走廊（喀什至巴基斯坦的瓜達爾港）正在兴建铁路（公路经已成功通车），可见国家非常重视和发展陆路/轨道货櫃运输，我们的货櫃码头若继续依靠海运，意味着本港将失去不少商机。我们直接加入中欧班列，也不是强搶市场，只是帮忙造大個餅，一家便宜两家著。

我们不缺地，但难以开拓，永遠有人喜欢以假諮詢，发展解放军用地、收回发展棕地，收回高球场……等借口反对填海及发展東北……

土地諮詢再开数年也难達统一共识。

民可以樂成，不可以虐始（一般人只关心自家利利，只顧小我，不理大局……）

虽千萬人，吾往矣，要发展？要持续進步？

還看特区政府的决心。

謹祝 金安

[redacted]

2018年8月30日

P.S.:

1. 有意見认为東大山与支線应到美孚为终点，但如此一来，美孚站将人山人海，遍滿荃湾線及西铁線，使其自上加斤。相反，若東大山与支線经美孚直通沙田大圍（沙圍），人流将如水銀瀉地般即時疏导至其他目的地。

2. 打通美孚、葵芳、荔景站，使其（暫名货櫃码头站）成为一大交滙站，联通各線/目的地，非常方便；也可減低铁路系统内，乘客轉乘需要。荔景、葵芳居民可直接進站乘坐西铁、東大山与支線；美孚居民则可直接入站乘東大山与支線、荃湾線或東涌線，十分方便。

來信人/機構要求以不具名方式公開
The sender requested anonymity

36323

致：

一 檔案 No. DEVB (PL-P) 50/02/89/2

土地供應專責小組

秘書（陳振邦代行）

6-9-2018

善用荒置土地和增闢新土地

雙管齊下策略，能發揮更大效益）△（資料補充）△

土地供應小組秘書：

八月十三日來信，多謝貴組將本人意見和建議向有關部門反映，由於這條超過百年小古村與時代脫節，而居民亦無能力改善長期以來缺乏完善規劃的居住環境，而環保局及渠務署推行的排污系統取代化糞池於這類殘破，行人小徑狹窄的村屋被擱置，如再推行，我相信要經過地政署屋宇署環保署，渠務署，路政署水務局，規劃署及政務處等部門商議後還須得居民同意，故此，我相信再推行已遙遙無期，可能要等待洪水橋發展區的進展再考慮。

由於我上次提供的部份資料只是這數十戶的部份，現再提供多些洪屋村外圍一些長期荒置的土地作參考，（附上一些圖片）這些荒地是私人或官地，地政署應有詳細記錄，事實上地政署對這些荒置土地應巡查記錄，公私地要清楚，減小官民糾紛。

△△

△ 這條（洪屋村最早期務農者建村）小村門牌由1-90約）。

△ 這官地上僭建的有舉例51號一層鐵皮屋）。

△ 佔用土地作廢物收集，連門牌都無，由樹木圍起搭建物，與51號平排）。

△ 多幅空地被用作泊車。

△ 64-65-66倒塌，空置多年）。

△ 82號一間單層超過50年，但圍起有數千呎空地）。

粗略估計，由1號至90號，倒塌，殘破的鐵皮屋，木屋，石屋，超過20間，亦有很多空置地被擺放雜物，或廢物棄置地，我推斷，部份可能是上幾代離世居民的物品，故此，實際有多少土地資源被浪廢不被善用，確要有關部門跟進，公地或私地要查証。

由一號至三十五號前有大片空地，可能是以前務農者作為擺放農產品用地，這些空置地，加上荒置地，如善加利用，可提供大量土地資源。

△△ 故此這條小古村，在洪水橋發展計劃進程中，可加以靈活，活化，現代化，給居民多個選擇，有保育價值，或歷史見証可保留，僻作旅遊景點，見証，新舊，為給保守的居民多些認識時代的進步，居住環境，環保衛生意識，政務署與港台新聞處合作，拍攝一特輯，報導一些百年古村的真實情況，這對特區日後發展一些古老村落令較易接受和減少，受不良報導影響社會的發展和進步。

在發展過程中，各有關部門舉例，地政署，屋宇署，發展局，環保署，渠務署，路政署，規劃署，水務署，政務署，估價署，運輸署，消防處，警務處等加強聯系溝通，除了增闢土地，亦要善用荒置土地，提升效率，我相信政府和市民共同努力，港人居住問題能得到解決！

李卓景

（增闢土地建議居民）

附圖片五張及報章刊物


(橋渡路)


(屋村入口)




GOVERNMENT LAND



P-2

20-7-2018

(洪屋村、橋洪路)

(左)左边是受满樹木荒地

(右)是轻铁(屏山)

(前方是天水圍建築物)

P-1

洪屋村原耕地變樹林

(26-7-2018 攝)

(圖)是樹林旁有小路入古村,洪屋村

(百餘年前早期的開拓者所建,最早期移農者多來自河內省份,山西等.)

P-4

(用鉄皮)被圍起的土地。

P-3

最近被地政署(約2018)年樹立的官地告示牌,洪屋村左側有木搭木屋

註(環繞洪屋古村有大量空置地部份被長佔用)

P-5

洪屋村近永昌隆修車廠前一大幅空地,官地或私地要查証。如何善用土地資源,要官,商民三方合作才能實現。

缺地之說,未必全是事實!

編者註：來函附互聯網、報章或其他未獲授權刊登的資料，因版權關係，不在此刊載。
Editor's Note: The content in the submission which is copied from the internet, newspapers or other unauthorised sources has not been reproduced for copyright reason.

URBAN STRATEGIES INC

www.urbanstrategies.com EmailID@urbanstrategies.com

36324

Secretary, Task Force on Land Supply
Development Bureau
17/F, West Wing
Central Government Offices
2 Tam Mei Avenue, Tamar
HK

Re: Hong Kong Housing Delivery

Please accept the attached document as input to the public consultation regarding Hong Kong's Housing Delivery. Over the past few years we have been following Hong Kong's growing housing crisis, an issue which many cities we practice in internationally have been struggling with. In Hong Kong, the issue has now reached a critical stage which, short of strategic and decisive action, will stifle its economic growth and prevent it from capitalizing on the economic transformation taking place in the Pearl River Delta.

Our firm, Urban Strategies Inc., is a planning and urban design practice based in Toronto, Canada. We work throughout North America, the United Kingdom and Asia creating master plans for Communities, Cities and Regions as well as assisting governments in developing policies to help guide and manage growth. We are keenly interested in the evolution of Asian Cities and understand that issues such as housing unaffordability are complex, requiring the careful development of policies and land planning strategies which can be implemented seamlessly over time.

The following document examines opportunities to make use of under-utilized land in the New Territories - a highly strategic location given regional growth dynamics - to develop a series of transit-oriented communities with a development programme offering a range of choices for households of all income levels and family types. Making use of this immediately available land bank can significantly relieve the housing shortage and attract the type of upwardly-mobile professionals that the Hong Kong economy depends upon.

Thank you for this opportunity to contribute to this important discussion. We look forward to further discussing this topic with you and relevant authorities within the appropriate forums over the upcoming months. In the mean time, please don't hesitate to contact us if you have any questions.

Kind regards,



Michel Trocmé, Partner



Joe Berridge, Partner



HONG KONG NEW HOUSING DELIVERY STRATEGY

August 2018

URBAN STRATEGIES INC

[redacted]

> Source: NTN Preliminary Concepts for NTN Developments

TABLE OF CONTENTS

Cover Letter ii
Executive Summary iii

1.0 Introduction 1
- 1.1 Emerging Pearl River Delta Megalopolis 3
- 1.2 The New Territories Opportunity 5

2.0 Comparative Global City Initiatives 7
- 2.1 New York City 9
- 2.2 London 10
- 2.3 Sydney 11
- 2.4 Toronto 12
- 2.5 Singapore 13

3.0 The Hong Kong Context 15
- 3.1 Hong Kong 2030+ 16
- 3.2 Findings of the Land Supply Task Force 18

4.0 Opportunities for New Community Development in the New Territories 19
- 4.1 Under-utilised Land in the New Territories 21
- 4.2 Strategic Opportunities for New Community Development 23

5.0 Optimal New Community Structure 25
- 5.1 Transit Oriented Development with Connections to Employment 26
- 5.2 Diversity of Income and Household Types 27
- 5.3 Diversity of Building Borm and Type 27
- 5.4 Diversity of Land Uses and Activities 28
- 5.5 Sense of Place and Design Principles 28

6.0 Implementation Strategies for New Community Development 29
- 6.1 Recommendations 33

EXECUTIVE SUMMARY

Hong Kong is suffering from a housing crisis that threatens its economic growth and prosperity. In the competitive global market to attract and retain talent, unaffordable cities lose out on labour as people choose to bring their skills to places where they can afford housing and a good quality of life. This report examines opportunities to address the critical developable land supply shortage at the root of Hong Kong's affordable housing crisis by making use of the immediately available land bank in the New Territories for new community development. The New Territories offer extensive under-utilised agricultural and green belt land, existing, planned and potential rail lines suitable for transit-oriented development, and a highly strategic location within the Greater Bay Area. Hong Kong's Task Force on Land Supply makes clear the pressing need to accelerate efforts to increase the land supply, and New Territories development can have earlier social, economic and environmental positive spin-offs to both the existing and new residents than other options under consideration.

Lessons From Other Global Cities

Many cities around the world have learned that extreme housing unaffordability benefits no one. The approaches used by five other world cities – New York, London, Sydney, Toronto and Singapore – to manage their housing supply, while not directly transferable, are highly informative for Hong Kong. Those strategies have a number of common elements. Most involve the aggressive release of publicly-owned land, former industrial and brownfield sites and/or release of 'greenbelt' land for new housing development. There is generally a well-developed policy basis for securing affordable housing and ambitious targets for affordable housing delivery in private sector projects. Most cities also require the involvement of non-profit housing delivery agencies for the construction and/or management of the affordable housing. In general, policy frameworks stress the importance of integrating affordable housing with market housing in mixed, balanced, complete communities.

The New Territories Opportunity

Given heightening efforts for increased economic integration in the Pearl River Delta, the New Territories occupy a highly strategic location in the region. Midway between the Central Business Districts of Hong Kong and Shenzhen, the New Territories will play a key role in the development of the Greater Bay Area under the Framework Agreement. There is significant potential to make use of under-utilised lands in the New Territories to increase the developable land supply.

The planned Northern Link rail line will improve connectivity in the New Territories and enable a transit-oriented development model for new town development. There is also potential for further strategic rail development to take advantage of emerging economic opportunities in the region, including an east-west rail from Tai Wo Station to Kam Sheung Road Station, which with the development of the Western Express Line would connect jobs, services and residents in the NT East, NT West,

Qianhai CBD and across the GBA. A line from Tai Wo to Lam Tsuen branching north to Lok Ma Chau would capture the Hong Kong-Shenzhen Tech corridor growth at the border and connect with the Futian CBD, slated for major redevelopment. New transit-oriented development is possible at stations along these proposed new rail corridors, making use of unused agricultural land and green belt land and potentially incorporating existing villages in the longer term.

High-level estimates of the scale of the opportunity for further development in the New Territories shows that currently under-utilised land could significantly contribute to addressing Hong Kong's developable land and housing shortage, providing over 2,000 ha and 300,000 units.

Optimal New Community Structure

Meeting the housing supply shortage is not just a matter of delivering more housing, but ensuring that new housing is delivered in comprehensively planned and well-designed communities that are stable and sustainable. The development of new communities should be guided by the concept of "complete communities" where people can live, work, shop, play and learn and where people at all stages of life can find housing to suit their needs. This idea can be broken down into several key principles:

- Transit-oriented development with connections to employment
- Diversity of income and household types
- Diversity of building form and type
- Diversity of land uses and activities
- Sense of place and design principles

Recommendations

The Hong Kong government needs to move quickly to address the housing shortage and resulting crisis of affordability in the city. The following actions are recommended:

1. Recognize the New Territories as a priority for new housing delivery in the short term due to their strategic locational potential within the evolving Pearl River Delta economic context.

2. Undertake a detailed analysis of the available land supply in the New Territories, taking into account potential to optimize currently unused land, particularly the several thousands of hectares of brownfields and agricultural land lying fallow.

3. Increase the land available for housing development by rezoning under-utilised land in proximity to existing or planned rail stations in the New Territories to allow residential development.

4. Establish the planning framework for new community development, including:

    a. Targets for affordable housing and range of unit types; and

    b. Guidance in regard to mix of uses, urban design, open spaces, transit-oriented development densities, etc.

5. Achieve the above housing objectives through a competitive PPP process, leaving detailed design and implementation to the private sector.

6. Streamline the regulatory process to fast-track new housing delivery.

1.0

INTRODUCTION

Hong Kong is suffering from a housing crisis which, without decisive action, will stifle its economic growth and prevent it from capitalising on the economic transformation taking place in the Pearl River Delta. This report examines opportunities to make use of under-utilised land in the New Territories - a highly strategic location given regional growth dynamics - to develop a series of transit-oriented communities with a development programme offering a range of choices for households of all income levels and family types. Making use of this immediately available land bank can significantly relieve the housing shortage and attract the type of upwardly-mobile professionals that the Hong Kong economy depends upon. New Territories development can have earlier social, economic and environmental positive spin-offs to both the existing and new residents than other options under consideration for increasing the land supply.

Hong Kong is the most unaffordable housing market in the world, and has been for eight years running. The median property price is 19.4 times the median household income. Lack of affordability is becoming so acute as to be a restraint on Hong Kong's continued economic growth and prosperity. Population is projected to increase by nearly a million more people to reach a peak of 8.22 million in 2043. Currently, no effective strategy exists to significantly increase the supply of affordable housing in Hong Kong.

Many cities around the world have learned that extreme housing unaffordability benefits no one. In the competitive global market to attract and retain talent, unaffordable cities lose out on labour as people choose to bring their skills to places where they can afford housing and a good quality of life.

Political discontent can brew as the population increasingly views the system as being rigged against them. In such situations, it is important for governments to present quickly a robust new direction for housing delivery.

A critical developable land supply shortage is at the root of Hong Kong's affordable housing crisis. In the last 15 years there has been a sharp decrease in the amount of developable land added to the city each year, resulting in a corresponding sharp decrease in annual housing completions and a drastic increase in property rents and prices. This decrease in supply can be seen across all property types – private flats, subsidised sale flats and public rental flats. In the past, developable land was added to the city through land reclamation and the development of new towns, both of which have slowed considerably since the 1990s.

1.1 The Emerging Pearl River Delta Megalopolis

According to the World Bank Group, the Pearl River Delta has become the largest urban area in the world both in terms of size and population (42 million). The growth and agglomeration of constituent cities like Guangzhou, Shenzhen and Hong Kong into the world's fastest growing megacity happened rapidly after the launch of China's reform programme and the creation of three Special Economic Zones in the area in 1979 (Shenzhen, Zhuhai and Shantou).

Hong Kong was the traditional driver of growth, introducing foreign capital, technology and administration to the rest of the Pearl River Delta between the 1980s and 2000s. Shenzhen in particular has emerged as the headquarters for many of China's high-tech companies and local and foreign startups, as well as a significant manufacturing base and the third mainland financial centre (after Beijing and Shanghai). A new hierarchy has resulted with Shenzhen the regional leader of industry and development, strengthening its cooperation with Hong Kong in high-end manufacturing, hi-tech industries and service industries.



> Fig. 1 The Greater Bay Area

This has translated into cooperation projects such as the Qianhai Cooperation Economic Zone in Shenzhen and the Lok Ma Chau Loop Education and Industrial Centre in Hong Kong. The 2017 Framework Agreement on Deepening Guangdong-Hong Kong-Macao Cooperation in the Development of the Bay Area is the latest initiative to accelerate the region's combined economic development as a dynamic hub of innovation and services.

Multiple major infrastructure projects are being completed which will further integrate Hong Kong into the Pearl River Delta network of cities:

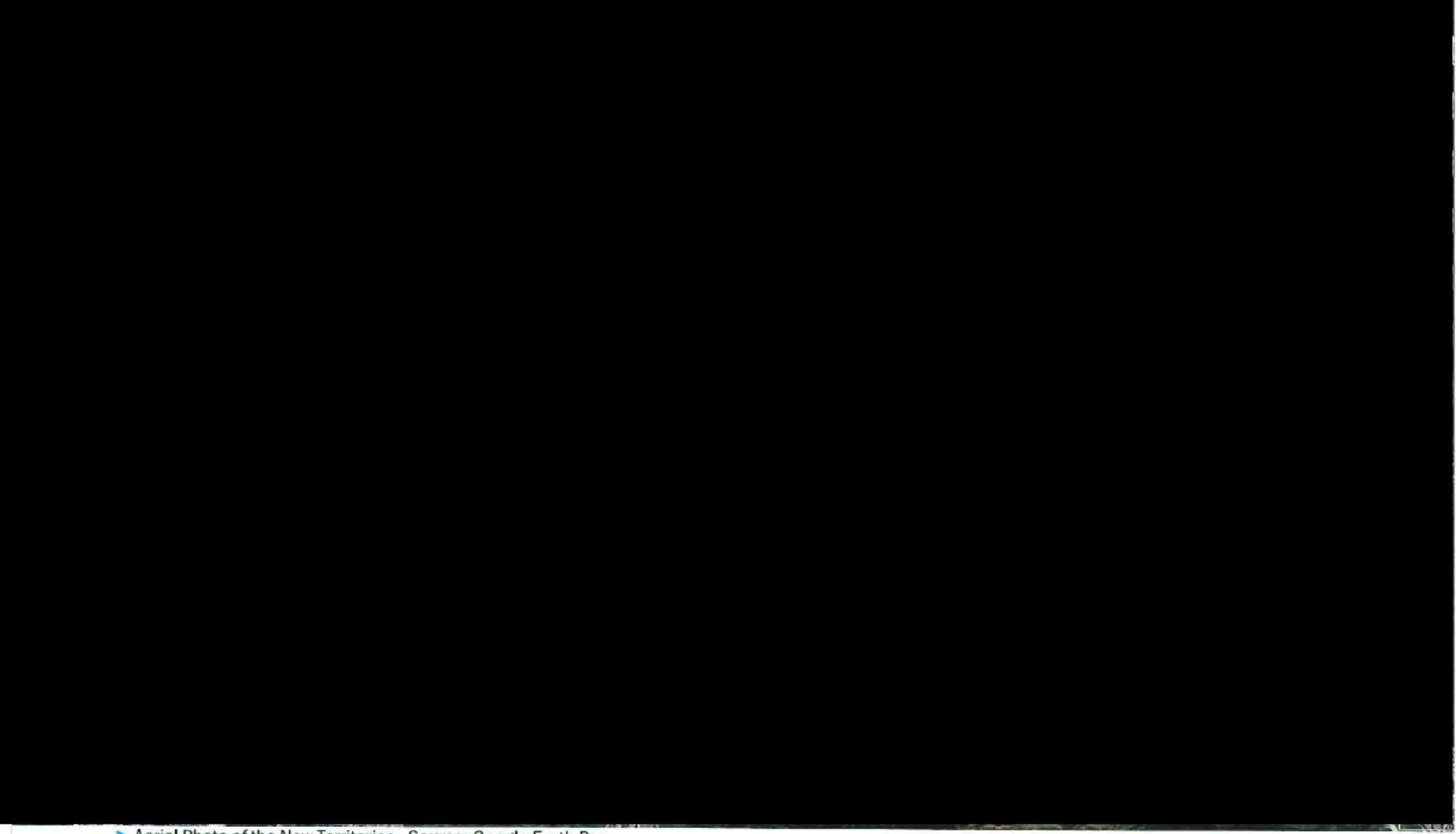
- The Guangzhou-Shenzhen-Hong Kong Express Rail Link, to be completed in 2018, which will reduce travel time from Hong Kong to Guangzhou from 100 to less than 60 minutes;
- The Hong Kong-Zhuhai-Macau Bridge, completed in 2017, which reduces driving time from Hong Kong to Macau from 5 hours to 45min; and
- A seventh land border crossing facility is under construction at Liantang / Heung Yuen Wai.

The increasing integration between the cities can also be seen in the flow of people between them. Based on 2014 data, there are more than 590,000 land border crossings every day between Hong Kong and Shenzhen. More than 48.2 million mainlanders visited Hong Kong in 2015. Housing supply and affordability issues as well as improving connectivity between Hong Kong and the mainland have resulted in more Hong Kongers living in Shenzhen while continuing to work, study and access basic services in Hong Kong.



> Fig. 2 Enhanced Connectivity within the GBA

The Pearl River Delta is emerging as a fully integrated, multi-centred megalopolis, with the resulting complexity of travel demand. Solutions to the Hong Kong housing supply and affordability crisis therefore need to recognise this new economic geography of the Pearl River Delta both in the location of new housing initiatives and in making critical connections to the region's emerging transit network.



> Aerial Photo of the New Territories. Source: Google Earth Pro

1.2

The New Territories Opportunity

Given heightening efforts for increased economic integration in the Pearl River Delta, the New Territories occupy a highly strategic location in the region. Midway between the Central Business Districts of Hong Kong and Shenzhen, the New Territories will play a key role in the development of the Greater Bay Area under the Framework Agreement.

There is significant potential to respond to the wider Hong Kong housing crisis by making use of under-utilised agricultural lands in the New Territories to increase the developable land supply. The strategic planning status of the New Territories has been confirmed in the Hong Kong 2030+ conceptual spatial framework.

The planned Northern Link rail line will improve connectivity in the New Territories and enable a transit-oriented development model for new town development. There is also potential for further strategic rail development to take advantage of emerging economic opportunities in the region, including an east-west rail from Tai Wo Station to Kam Sheung Road Station, and a line from Tai Wo to Lam Tsuen branching north to Lok Ma Chau. Development can be scaled up to take advantage of under-used sites in proximity to existing or planned transit and thus increase housing provision in these newly accessible areas. A strategy to make use of this immediately available land bank would enable a significant increase in the supply of housing for the spectrum of affordability needs.

Equally important, the New Territories offer the opportunity to develop the types of communities that young, upwardly mobile professionals are demanding. These communities offer more than just housing; they are mixed, balanced, complete communities that offer a high quality of life and a diversity of housing choices, enabling young professionals to move up the housing ladder as their circumstances allow.



> Fig. 3 Strategic Location of the New Territories

The New Territories offers Hong Kong's strongest opportunity to capitalise on regional growth dynamics by accommodating the skilled jobs and knowledge labour force that are key to the city's economy going forward. With the development of the Northern Link rail line the area will provide easy access to both the Hong Kong and Shenzhen CBDs. With an existing land supply surrounding the rail line, the area is prime for transit-oriented development.

2.0

COMPARATIVE GLOBAL CITY INITIATIVES

The housing affordability crisis is now universal in all leading urban centres and their response is relevant to Hong Kong as it moves towards a practical and effective affordable housing delivery programme.

Those strategies have a number of common elements. Most involve the aggressive release of publicly-owned land, former industrial and brownfield sites and/or release of 'greenbelt' land for new housing development. There is generally a well-developed policy basis for securing affordable housing. Ambitious targets for affordable housing delivery in private sector projects are established, although these can be reduced by viability testing. Most cities also require the involvement of non-profit housing delivery agencies for the construction and/or management of the affordable housing. In general, policy frameworks stress the importance of integrating affordable housing with market housing in mixed, balanced, complete communities.

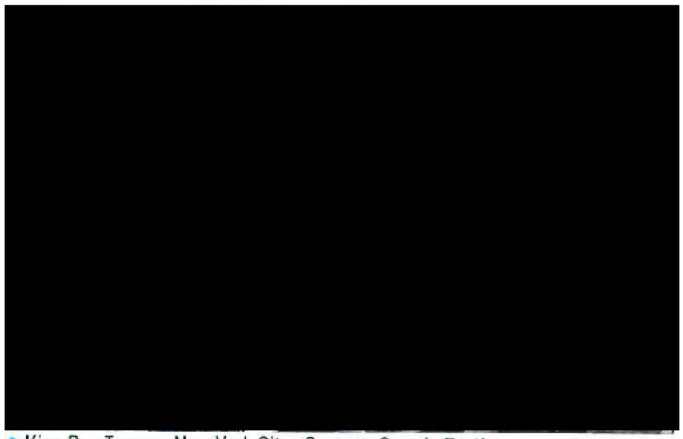
Five cities have been looked at in detail – New York, London, Sydney, Toronto and Singapore. All share with Hong Kong top ten global city status although all have very different governmental structures. A review of their individual approaches to meeting a broad range of housing provision objectives, while not directly transferable, is nonetheless highly informative when considering strategies for Hong Kong.

2.1 New York City

New York City has perhaps the most aggressive and successful housing delivery strategy of the cities reviewed. Established under Mayor Bloomberg's administration and expanded under Mayor De Blasio, New York City has delivered approximately on average 20,000 units of affordable housing each year for the past decade or more.

The first strategy was to radically increase the amount of land available for housing development. A program of aggressive rezoning of idle or under-utilised land involved increasing the housing potential of approximately 40% of the area of the city, producing 165,000 new units, 2,400 acres of parks and affordable housing for about 500,000 people.

Greatly increased capital funding for the City's housing agency has provided financing for those new units in partnership with private sector developers. This strategy has been continued under the De Blasio administration to specifically target those at the lowest end of the income scale, exceeding their policy target of requiring 8% of all units to be so directed.



> Kips Bay Towers, New York City. Source: Google Earth



> Long Island City's Tower 28. Source: www.6sqft.com



> Affordable Housing in New York City. Source: NYU Furman Center



> Vernon Tower, Socrates Sculpture Park, Long Island City. Source: Curbed New York

2.2 London

Under the administration of Mayor Sadiq Khan, elected in 2016, London has moved to develop a strong overall housing strategy, with a specific focus on affordable housing. The two principal elements of that strategy are, through planning policy and the release of available large sites, to increase the number and scale of development and re-development opportunities. The new London Plan establishes an annual target of 65,000 new homes. The plan identifies new sites in proximity to transit stations, particularly in the more suburban areas, and facilitates the comprehensive development of large, identified sites with major housing potential. The Greater London Authority, which has overall responsibility for implementation of the affordable housing strategy, can also use its powers over the second-tier boroughs to require appropriate local response in terms of sites, units and planning approvals.

Affordable housing is delivered by private-sector developers, whose projects are expected to provide 35% of their units to non-profit housing agencies. While there is no over-arching planning legislation to support this requirement, London has successfully enforced it by 'fast-tracking' applicants who meet the standard, and 'slow-tracking' those who don't. Evidence suggests that the quite onerous requirement is being met by the current housing industry and that land values have reduced to reflect such lower returns. The affordable housing requirement on publicly-owned land is even higher, at 50%.

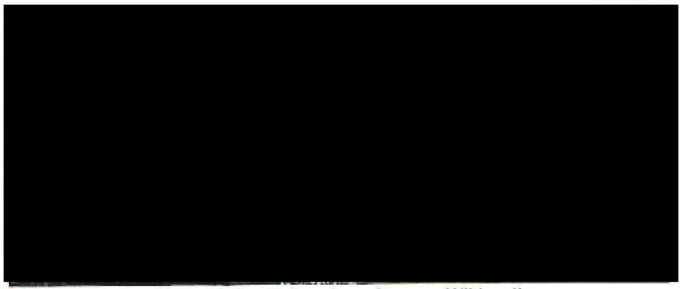
One of the reasons for the policy's success is the existence of a wide-range of experienced and competent non-profit housing organisations who, in partnership with the development industry, will take over construction, delivery and management of the affordable housing units, greatly simplifying business and management relationships for the overall developer.



> Homes at Battersea Power Station, London. Source: London Evening Standard



> Nine Elms Parkside, London. Source: New London Development

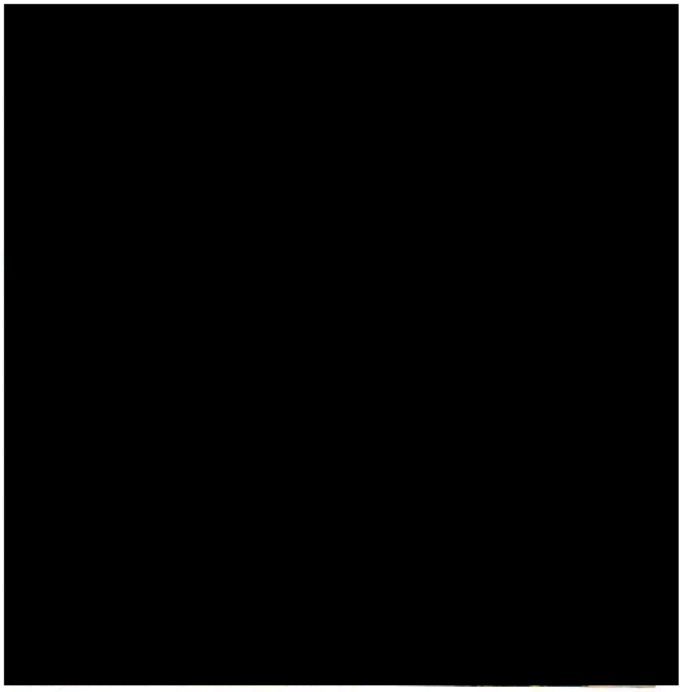


> Apartments at Vauxhall, South London. Source: Wikipedia

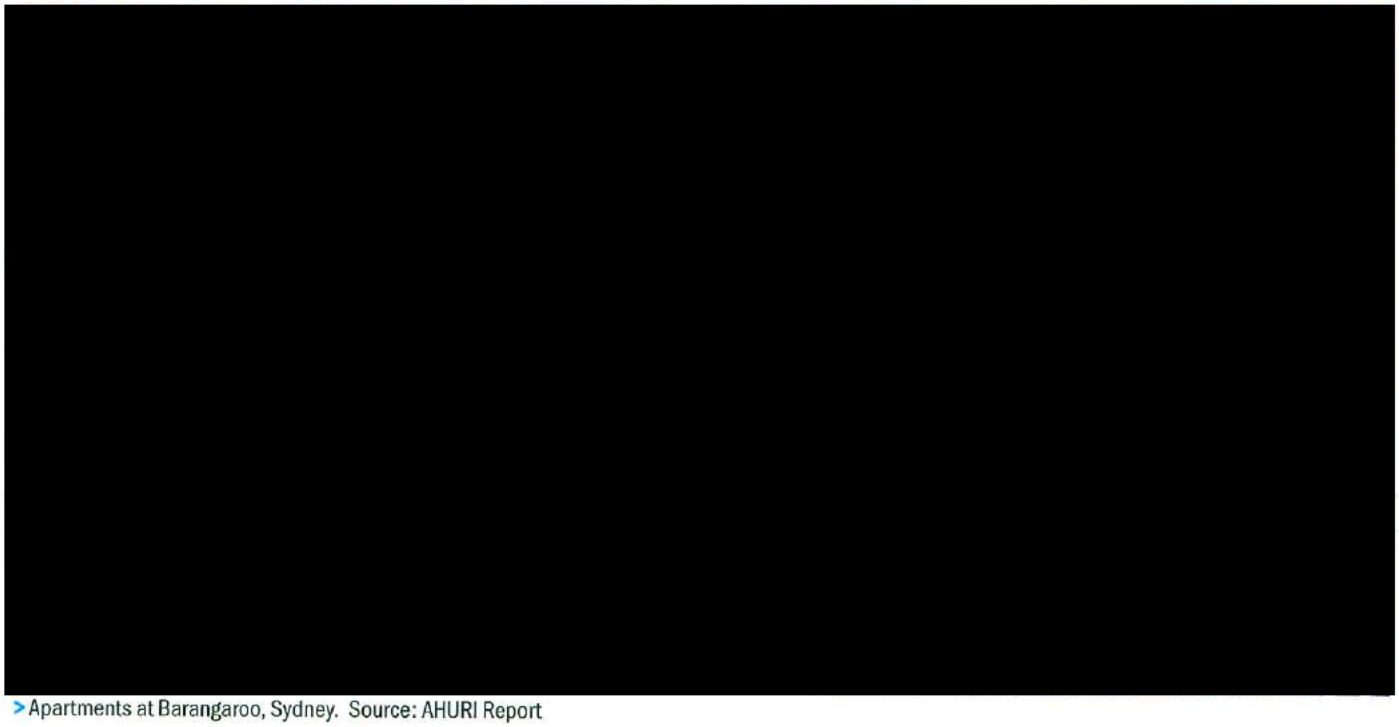
2.3 Sydney

Sydney by comparison with London and New York has far less ambitious and effective affordable housing delivery strategies, despite having one of the most expensive housing markets in the world. Delivery of affordable housing is essentially secured through the planning process, with the urban region's Metropolitan Plan requiring 5 – 10 % of residential floor space to be dedicated to affordable housing, although developers may obtain relief from this requirement through submission of a 'viability statement' indicating such requirements are injurious to their project's proceeding.

More effective appears to be the strategy developed by the City of Sydney (the City of Sydney has a population of approximately 300,000 in an urban region of approximately 6 million). The City has required cash payments corresponding to the value of 12 – 24% of overall floor area to be made as part of the planning process to be dedicated to housing delivery, with a value of approximately $10,000 AUS per square metre.



> Affordable housing at Sydney Olympic Park. Source: gerardcole.com.au



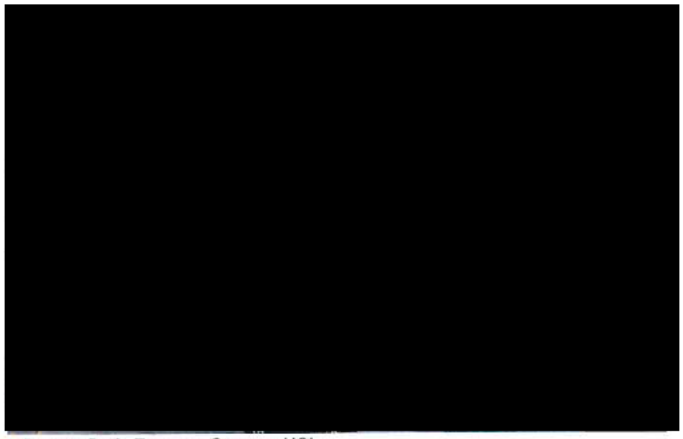
> Apartments at Barangaroo, Sydney. Source: AHURI Report

2.4 Toronto

Toronto, one of the world's most heated housing markets, has made very few interventions to deliver affordable housing at the scale of the problem. An 'inclusionary zoning' capacity was recently introduced into planning legislation but has yet to be implemented in specific projects.

Most affordable housing recently provided has been secured as part of the comprehensive redevelopment and intensification of former public housing developments. The successful rejuvenation of Regent Park in Toronto was premised on mixing new mid- to high-income housing stock into a traditionally low income neighbourhood, with environmental improvements and well-designed social housing funded by revenue gains from condo and townhouse development. Low and high-income housing are visually and materially indistinguishable within the 28 hectare precinct, allowing residents to enjoy a shared sense of ownership and worth in the neighbourhood.

The Toronto region is perhaps more instructive in its ambitious targets for transit-oriented development, imposed by the provincial government. The regional growth plan imposed "people plus jobs per hectare" targets for 25 urban growth centres throughout the region in 2006, most of which are suburban centres with good transit connections to downtown Toronto. The recent update to the growth plan introduced similar targets for major transit station areas, forcing transit-oriented development all along existing and planned lines to support investments in transit infrastructure. The growth plan also has a significant focus on the creation of complete communities with a balanced mix of housing types as well as employment, institutions and amenities and services.



> Regent Park, Toronto. Source: USI



> Artscape Lofts, Toronto. Source: Artscape



> Apartment at Queens Quay West , Toronto. Source: torontohousing.ca

2.5 Singapore

With 85% of its population living in public housing and 95% owning their own homes, Singapore is often held up as a model for heavy state intervention in the delivery of affordable housing. Aggressive acquisition of squatters and rural land in the post-war years (1950s to 1970s) provided much of the foundation for affordable housing to develop, with the central principle of land value compensation at current value (e.g. farms and squatters) as opposed to potential values (high rise apartments) brought about by land use changes.

Even in a transformed landscape today with some of the highest land values in the world, land costs are substantially absorbed by the state, and competitive construction tenders help to keep housing development costs down. Generous subsidies are also conferred on first time home owners, as the government's policy of home ownership is a central tenet of nation building. In addition, the government imposes heavy stamp duty controls to discourage foreign and local speculation in housing, and excludes foreigners from public housing ownership to prevent price inflations.

While this approach has led to much success and become a cornerstone of political stability in the country, the government has recognized its shortcomings in realizing development synergies and community building after the Committee on the Future Economy recommended more public-private partnership in its 2017 report. Inspired by the success of private sector-led urban employment and housing regeneration projects like King's Cross and Canary Wharf in London, the government has opened up the Singapore housing landscape to large scale private development under the master developer concept for the first time.

A large development site Kampong Bugis (17.4ha), which can yield up to 4,000 new homes, will be made available in the next two years, with intentions for the master developer to realise higher sustainability, active mobility and car-lite targets. The Urban Redevelopment Authority has shared the government's view that "[this] approach can help achieve better integration between buildings and public spaces, connectivity and amenities. When well executed, it can contribute towards building stronger precinct identity and local communities." As part of a more collaborative approach envisioned by the government, master development sites will come with "broad planning parameters for land use and intensity for the entire precinct, instead of individual land parcels", giving the master developer the flexibility to plan and develop entire precincts.



> Public Housing, Punggol, Singapore. Source: betterinteriors.in



> Kampong Bugis Master Developer Site. Source: Urban Redevelopment Authority



> Singapore's land reclamation profile since the 1960s (Pink: completed/Red: future) Source: http://mr-architecture.com/mapping-singapore/

There are several lessons for Hong Kong in these international precedents. These cities have all realized the importance of a managed housing supply for economic development and are at some point along the road to addressing it. The role of the public sector generally involves aggressively releasing or rezoning under-utilised lands, setting overall yearly targets for affordable housing provision and requirements for affordable housing delivery as part of private development, establishing expectations about the characteristics of new communities (complete, transit-oriented, mixed-use, etc) and providing funding to affordable housing providers for ongoing management of the units. The private development industry, often in association with non-profit affordable housing providers, is best placed to deliver the majority of the affordable units given the scale of new units required and the importance of integrating affordable housing into mixed-income communities.



> Longnan Garden Social Housing Estate, Shanghai, China. Source: ArchDaily

3.0

THE HONG KONG CONTEXT

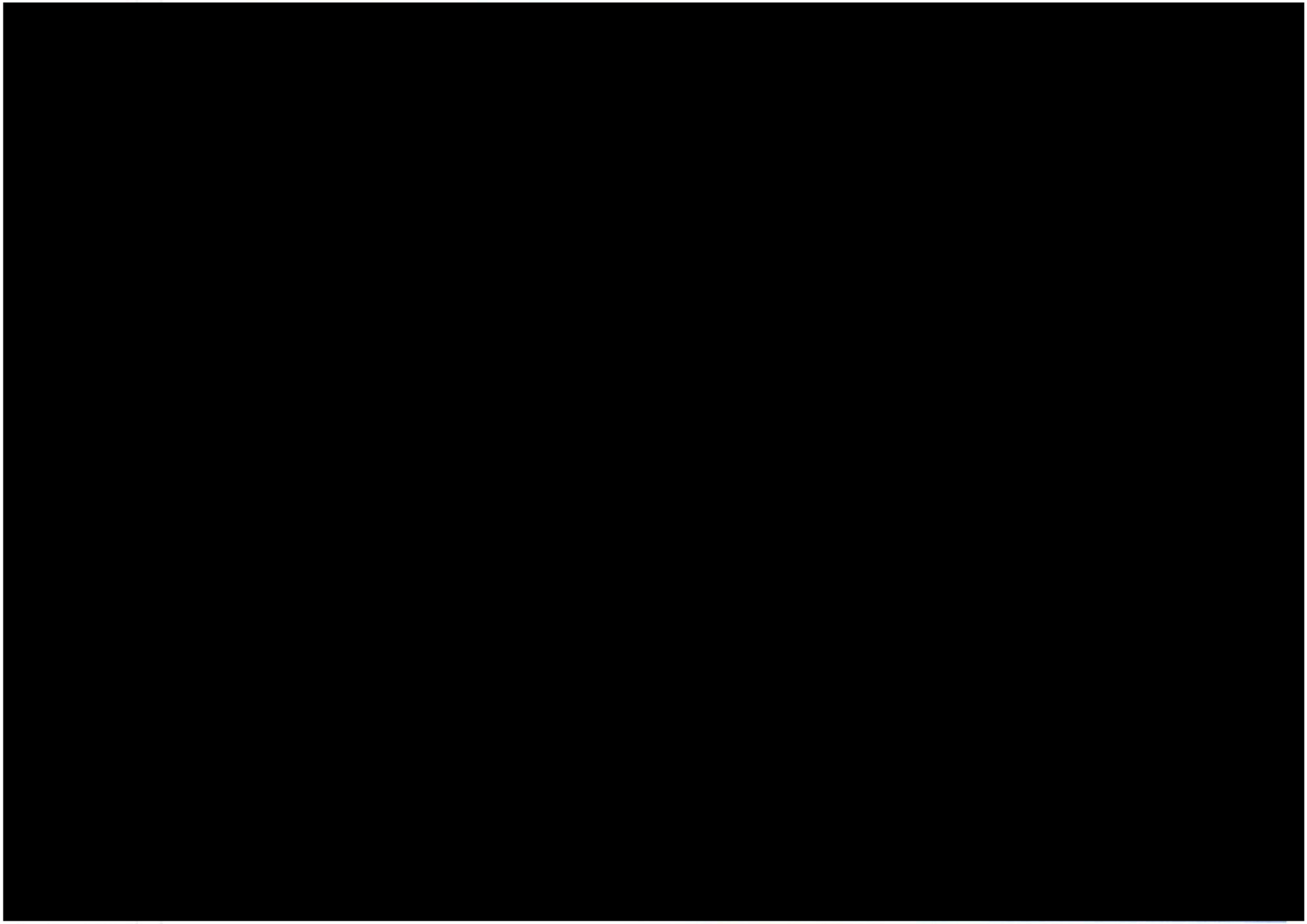
Opportunities for increasing housing supply in Hong Kong need to be understood in the context of the extensive work that has already been done as part of the Hong Kong 2030+ process and by the Task Force on Land Supply. This section reviews the strategic planning direction that they provide regarding areas for growth and potential sources of new developable land.

3.1 Hong Kong 2030+

Hong Kong 2030+ represents the Government's vision, policy and strategy for territorial development of Hong Kong beyond 2030. It provides the urban structure and transportation foundation for the development of the city, including large-scale new community building. The plan is based on three building blocks: planning for a liveable high-density city, embracing new economic challenges and opportunities, and creating capacity for sustainable growth. A conceptual spatial framework depicts the high level plan for future growth. It includes the metropolitan business core, two strategic growth areas and three emerging development axes.

Hong Kong 2030+'s emerging development axes speak to the changing economic geography of the region. The Western Economic Corridor, Eastern Knowledge and Technology Corridor and Northern Economic Belt represent the orientation of strategic new economic development opportunities given the Belt and Road and Greater Bay Area Initiatives. Developing the axes is seen as an opportunity to address the current population and employment imbalance and provide more jobs in the New Territories, creating complete communities where existing and future residents can work close to home.

Hong Kong 2030+ estimates demand for about one million housing units up to 2046, primarily due to the projected increase in households and the need to address inadequately housed households. It provides a ballpark estimate of new land required to accommodate long term growth of 4,800 hectares (1,670 hectares of this is for housing). There is already 3,600 hectares of land committed or planned for development to address this requirement, leaving a shortfall of 1,200 ha (230 hectares for housing). The shortfall is envisioned to be addressed through two new strategic growth areas, East Lantau Metropolis and New Territories North. East Lantau Metropolis is to be achieved mainly through reclamation in the waters near Kau Yi Chau and the Hei Ling Chau Typhoon Shelter, as well as through making better use of under-utilised land in Mui Wo. New Territories North is a new generation new town achieved through making efficient use of brownfield sites and abandoned agricultural land. It has a development area of about 720 ha and is anticipated to accommodate 255,000-350,000 people and about 215,000 jobs. NTN development in the west would be served by the proposed Northern Link, and depending on the scale of development a new railway scheme may be required to support NTN development in the east.



> Hong Kong 2030+ Conceptual Spatial Framework. Source:

3.2

Findings of the Land Supply Task Force

The Task Force on Land Supply was established in September 2017 with the objective of developing recommendations for government on the overall land supply strategy and prioritization of different land supply options based on public engagement. In its public engagement report "Land for Hong Kong: Our Home, Our Say!" the Task Force finds the assessment of land requirements in Hong Kong 2030+ to be conservative, stating that the actual shortfall may be much higher. It notes that there is considerable uncertainty in the delivery of the sites within the 3,600 ha of committed and planned projects, and the timing of when the land becomes available needs to be taken into consideration. The Task Force also notes that beyond the demand projected under Hong Kong 2030+, a land reserve is needed to provide flexibility, ensure a steady stream of land supply, and allow for unforeseeable needs. It states "the community should do more to identify more land resources for building up a land reserve for Hong Kong."

The public engagement report also presents 18 land supply options, grouped into short-to-medium term options, medium-to-long-term options and conceptual options. Some of the options most relevant to the New Territories include:

- Developing brownfield sites (short-to-medium term).
- Tapping into the private agricultural land reserve in the New Territories (short-to-medium term).
- More new development areas in the New Territories (medium-to-long term)
- Developing areas on the periphery of country parks (medium-to-long term)

The Task Force on Land Supply makes clear the pressing need to accelerate efforts to increase the land supply to make up for the lag of supply in the past and the current shortfall. Facilitating use of the immediately available land bank in the New Territories in locations suitable for transit-oriented development can be a short-term strategy as part of a multi-pronged approach.

4.0

OPPORTUNITIES FOR NEW COMMUNITY DEVELOPMENT IN THE NEW TERRITORIES

There is considerable potential for further transit-oriented new community development in the New Territories. The confluence of major new transit infrastructure (the Northern Link) and significant under-used agricultural and brownfield land in a location that will have easy access to both the Hong Kong and Shenzhen CBDs makes the New Territories the first priority for addressing the housing shortage.

This section outlines the potential sources of new developable land in the New Territories, identifies transit-oriented development opportunities around existing, planned and proposed new stations, and provides a rough quantification of the potential land supply and the residential units that could be achieved by taking advantage of this resource.

4.1

Under-Utilised Land in the New Territories

Agricultural Land and Brownfield Sites

There is only 729 ha of active farmland in Hong Kong, according to the 2014 AFCD New Agricultural Policy Consultation Paper. Yet AFCD estimates that there is a total of 4,523 ha of agricultural land (excluding fish ponds) in Hong Kong, the majority of which lies fallow. Most of this land is zoned "Agriculture" (AGR) on statutory town plans, some is zoned "Green Belt" and some falls outside of areas covered by statutory town plans. The difference between the amount of active farmland and total agricultural land constitutes a large stock of land which is not being used for food production and is unlikely to be returned to active farming, but is frozen for other land uses.

Many agriculturally zoned plots have been converted to brownfield sites for other uses such as open storage, container lorry parks and rural workshops. The Task Force on Land Supply estimates that about 1,300ha of land in the New Territories is used as brownfield sites. 540ha of this falls within areas already slated for New Town development, while 760ha of brownfield land is scattered throughout the remainder of the New Territories.

As the ecology of brownfield sites has already been affected, developing these sites will have fewer conservation issues and should be a top priority to meet the housing crisis. However, these sites are often fragmented and many are constrained as they are located around existing villages. Large scale comprehensive planning as well as a robust resettlement program will therefore be necessary to unlock the development potential of these brownfield sites.

Peripheral Areas of Country Parks

The peripheral areas of Hong Kong's public parks have been suggested for housing development. While the majority of public park areas are inappropriate for development as they have steep slopes, woodlands and valleys, certain areas with low ecological and public enjoyment value may be considered. There are a number of considerations that must be taken into account regarding the potential development of these areas:

- No net loss of ecological function;
- Regulations to ensure the conservation or recreational function of the remainder of the park is not impacted;
- Potential for integration with adjacent urbanized areas; and
- Transportation infrastructure that serves the population of these areas as well as improving public access to the country park.



> **Fig 4.** New Territories Existing Conditions

There is a mismatch between current zoning designations and actual use of land in much of the New Territories which is preventing its use to serve Hong Kong's most pressing need: housing. Rezoning of unused agricultural land to permit other land uses including residential development would allow this strategically located land resource to be put to best use to support the growth and economic development of Hong Kong.



> Fig 5. Opportunities for TOD in the New Territories

4.2 Strategic Opportunties for New Community Development

The New Territories offer a prime opportunity for new transit-oriented development. There is significant unused agricultural land and brownfield land in the area of existing, planned or potential future stations which could be more effectively used for new community development.

Northern Link

The planned Northern Link introduces the opportunity for more transit nodes along its length. There are already plans for new towns in proximity to some new stations, including San Tin and Kwu Tung, as well as in proximity to stations along a contemplated Northern Link extension towards Ping Che. There is potential for additional transit-oriented development through extensions to existing or planned new towns or development around stations without current plans for new town development.

Proposed New Rail

There is potential for a new east-west rail corridor connecting Tai Wo Station at Tai Po and Kam Sheung Road Station at Kam Tin. With the potential Hong Kong-Shenzhen Western Express Line (WEL) providing cross border services from Hung Shui Kiu to Qianhai, this new rail would be a strategic link connecting NT East and NT West and providing New Territories residents with access to over a million jobs between New Development Areas in Hong Kong and the Qianhai CBD.



> Fig 6. Potential Developable Land in Proximity to Existing, Planned or Proposed Stations in the New Territories

Additionally, a new line from Tai Wo to Lam Tsuen branching north to Lok Ma Chau would capture the Hong Kong-Shenzhen Tech Corridor growth at the border and connect with the Futian CBD's planned major redevelopment under the 13-5 Futian Plan and GBA. There is potential for new transit-oriented community development at stations along these proposed new rail corridors.

Potential New Developable Land

Figure 6 shows existing transit stations, planned transit stations, and possible stations along the proposed new rail lines. Potential developable land in the vicinity of these stations was identified in three categories: unused agricultural land/brownfield areas, green belt areas and rural settlements. The first two categories are immediately available sources of land. The third category, rural settlements, would require a major resettlement programme and would therefore be a medium-to-long term initiative.

While detailed study is required to definitively quantify the development potential of the New Territories, a rough calculation of potential capacity within the three categories above, as shown on Figure 6, indicates the following:

Agricultural/brownfield land near transit: ~ 1,160 ha (potential for ~ 174,000 units)

Green belt areas near transit: ~ 409 ha (potential for ~ 61,350 units)

Rural settlements near transit: ~ 642 ha (potential for ~ 96,300 units)

High-level estimates of the scale of the opportunity for further development in the New Territories shows that currently under-utilised land could significantly contribute to addressing Hong Kong's developable land and housing shortage, providing over 2,000 ha and 300,000 units. To optimize the strategic potential of the New Territories location, all stations in this area should be considered for transit-oriented development.

5.0

OPTIMAL NEW COMMUNITY STRUCTURE

Meeting the housing supply shortage is not just a matter of delivering more housing, but ensuring that new housing is delivered in comprehensively planned and well-designed communities that are stable and sustainable. The development of new communities should be guided by the concept of "complete communities" where people can live, work, shop, play and learn and where people at all stages of life can find housing to suit their needs. Diversity is essential to creating vibrant places - diversity of housing, diversity of built form and diversity of land uses.

This section outlines the critical success factors that should guide the development of new communities in the New Territories, based on experience in Hong Kong and other global cities.

5.1

Transit Oriented Development with Connections to Employment

Transit oriented development is the cornerstone of sustainable development in Hong Kong and has resulted in the highest public transport ridership rates in the world as well as a highly livable urban outcome. New housing development in the New Territories should continue to be premised on TOD, with a range of diverse housing choices for all income groups around mass transit nodes.

Establishing employment nodes as part of complete communities in the New Territories is important, however the major employment attractors of downtown Hong Kong and Shenzhen will undoubtedly continue to provide jobs for many New Territories residents. Proximity to both of these economic generators is one of the primary reasons for locating new housing in the New Territories, therefore ensuring that residents have easy access to the jobs that they provide is essential. Using a transit oriented development model where new towns are strategically located around major rail stations will contribute to the sustainability of these new centres and ensure that they support the continued growth of the economy.

5.2 Diversity of Income and Household Types

Evidence from around the world shows that communities are more successful and resilient when they are able to cater to a wide range of needs and income brackets. They are also less likely to decline into low income ghettos compared to homogenously planned communities. Mixed-income housing should be the cornerstone of new development in the New Territories. A variety of housing types should be provided to serve the needs of households from families with young children to singles and couples to seniors and multi-generational households. This will enable people to form roots in the community and remain as their life circumstances change.

5.3 Diversity of Building Form and Type

When new developments are planned comprehensively, there is a tendency towards homogeneity and monotony. Yet the most successful urban environments are rich and complex with various building forms and types. This contributes to a strong sense of place that is culturally vibrant, attractive and functional.

In the New Territories, there is potential to capitalize on dramatic natural / rural landscapes and historical assets in the form of villages and heritage buildings to create a materially rich and culturally interesting environment to live in. This approach will also form a basis for differentiation in density and building heights in the midst of newer development, creating opportunities for good views and property value enhancement.



> **Tsing Shui Wai, Hong Kong.** Source: Wikimedia

> **Hatert Tower, Nijmege Netherlands.** The rippling, sculpture-like 13-story building houses 72 apartments as well as a health care center on the ground floor. Source: Archello

5.4 Diversity of Land Uses and Activities

Mixed-use planning contributes to sustainable communities, allowing diverse land uses to be located near each other to reduce travel distances and create synergies. Hong Kong does not need to look beyond its own shores for successful examples of this - much of the city's existing urban fabric has eliminated the need for private vehicles, allowing its residents to fulfil most of their daily routines through public transport and walking. The creation of new communities should follow a similar model.

New communities must not comprise housing alone, but should be planned from the start to include employment opportunities, amenities and services and recreational and cultural opportunities. These features are essential to quality of life, creating communities where people want to live.



> **Housing and Shops Complex, Annemasse, France.** The project includes social housing, apartments for homeownership, serviced residence, hotel, offices, shops and cinema. Source: Archdaily

5.5 Sense of Place and Design Principles

A strong sense of place generates character for a community and helps it create robust social and economic ties that can keep it successful over time. A sense of place can be cultivated with carefully crafted plans, architectural design standards and urban design guidelines. New town development in the New Territories should consider the following priorities:

- Priority should be placed on capturing and preserving the existing context – such as historically important and recognizable buildings and spaces, as well as pieces of the rural landscape;

- Places where people gather must be protected, enhanced or created, to ensure spaces for shared experiences to happen;

- Major transport links and movement corridors should be pedestrian scaled with interesting and attractive amenities;

- Attempt should be made to coordinate building designs such that they do not detract from each other or from key landmarks and views; and

- Finally, other elements in the public realm such as signage, street furniture, landscaping should be coordinated to reduce visual clutter and create a coherent identity for the precinct.



> **Parc Central Social Housing, Valencia, Spain.** Thia Social Housing Building is made up of a large number of units shared among three non-identical towers situated in a landscaped park space. Source: ArchDaily

6.0

IMPLEMENTATION STRATEGIES FOR NEW COMMUNITY DEVELOPMENT

Providing the scale of new housing needed to support the Hong Kong economy in the urgent timeframe necessary will require cooperation between the public and private sectors. Public-private partnership (PPP) is a model that is used around the world to effectively deliver large scale development projects, including increasingly in Hong Kong and Singapore. Its greatest advantage is that it gives the flexibility to structure arrangements differently to suit each individual project. This allows government to ensure that the desired public benefit is achieved while taking advantage of the resources and expertise of the private sector to achieve it in an efficient and timely manner.

The government has an important initial role in establishing the strategic direction for growth, which has already been achieved with the Hong Kong 2030+ plan. Enabling the development of immediately available land consistent with the direction of that plan is the necessary next step. The New Territories has significant under-utilised land strategically located in proximity to a future mass transit corridor. Using the guidance of Hong Kong 2030+ to rezone such land in locations suitable for transit-oriented development would open up a large land bank for new community development.

The development of the rail infrastructure that will facilitate the New Territories to be an attractive location for upwardly mobile professionals is another necessary element that the government must put in place. The Northern Link is an essential piece of economic infrastructure, better connecting the New Territories East and the New Territories West and opening the region up to the rest of the Greater Bay Area. The additional proposed rail connections identified in this report further expand the economic and housing development opportunities in the New Territories. The transit-oriented development model that works best for new community development is predicated on everyone in the community having easy access to transit which will take them to Hong Kong CBD, Shenzhen CBD, or wherever they need to go.



> **Regent Park, Toronto.** Source: Google Earth

Establishment of the expectations for new community development is another important role for government. A target for affordable housing similar to that used in London will facilitate mixed-income communities. There should also be expectations around the diversity of units provided, so that new communities cater to the full spectrum of life-stage needs. Young professionals will be looking for the ability to move up in the housing market as their needs change and their means improve. Similarly, as people age it is important that they have housing options that enable them to remain in their communities. Finally, it is important to establish expectations that new communities are complete and balanced, offering employment opportunities, retail, services, recreational spaces, and other amenities in addition to housing.

Once the necessary pre-conditions have been set by government, experience from global cities around the world shows that the most effective approach to actually delivering large amounts of new housing with a significant percentage of affordable housing is to follow a private-sector-led, government-supported model. Adopting a familiar land development system with streamlined regulatory mechanisms is necessary for smooth implementation and the rapid delivery of new housing. Land resumption by government undermines the efficiency of PPP arrangements, as does radically changing the rules of development or over-complicating the process.



> Alexandra Park, Toronto. Source: urbantoronto.ca

Cooperation between the public and private sectors through PPP is a flexible and adaptable way to meet Hong Kong's housing needs. The New Territories offer a prime opportunity to adopt PPP in support of already established spatial development objectives. Given the severity of housing unaffordability in Hong Kong and resulting impacts to the economy as skilled workers choose to locate elsewhere, it is essential to capitalise quickly on the available land bank in the New Territories and establish a framework for public and private sectors to work together to deliver new housing at scale.

6.1 Recommendations

The Hong Kong government needs to move quickly to address the housing shortage and resulting crisis of affordability in the city. Based on the analysis of the changing economic context of the region, strategic planning direction for the city, and the immediately available land supply, and taking lessons from the experience of other world cities, the following actions are recommended:

1

Recognize the New Territories as a priority for new housing delivery in the short term due to their strategic locational potential within the evolving Pearl River Delta economic context.

2

Undertake a detailed analysis of the available land supply in the New Territories, taking into account potential to optimize currently unused land, particularly the several thousands of hectares of brownfields and agricultural land lying fallow.

3

Increase the land available for housing development by rezoning under-utilised land in proximity to existing or planned rail stations in the New Territories to allow residential development.

4

Establish the planning framework for new community development, including:

a. Targets for affordable housing and range of unit types; and

b. Guidance in regard to mix of uses, urban design, open spaces, transit-oriented development densities, etc.

5

Achieve the above housing objectives through a competitive PPP process, leaving detailed design and implementation to the private sector.

6

Streamline the regulatory process to fast-track new housing delivery.

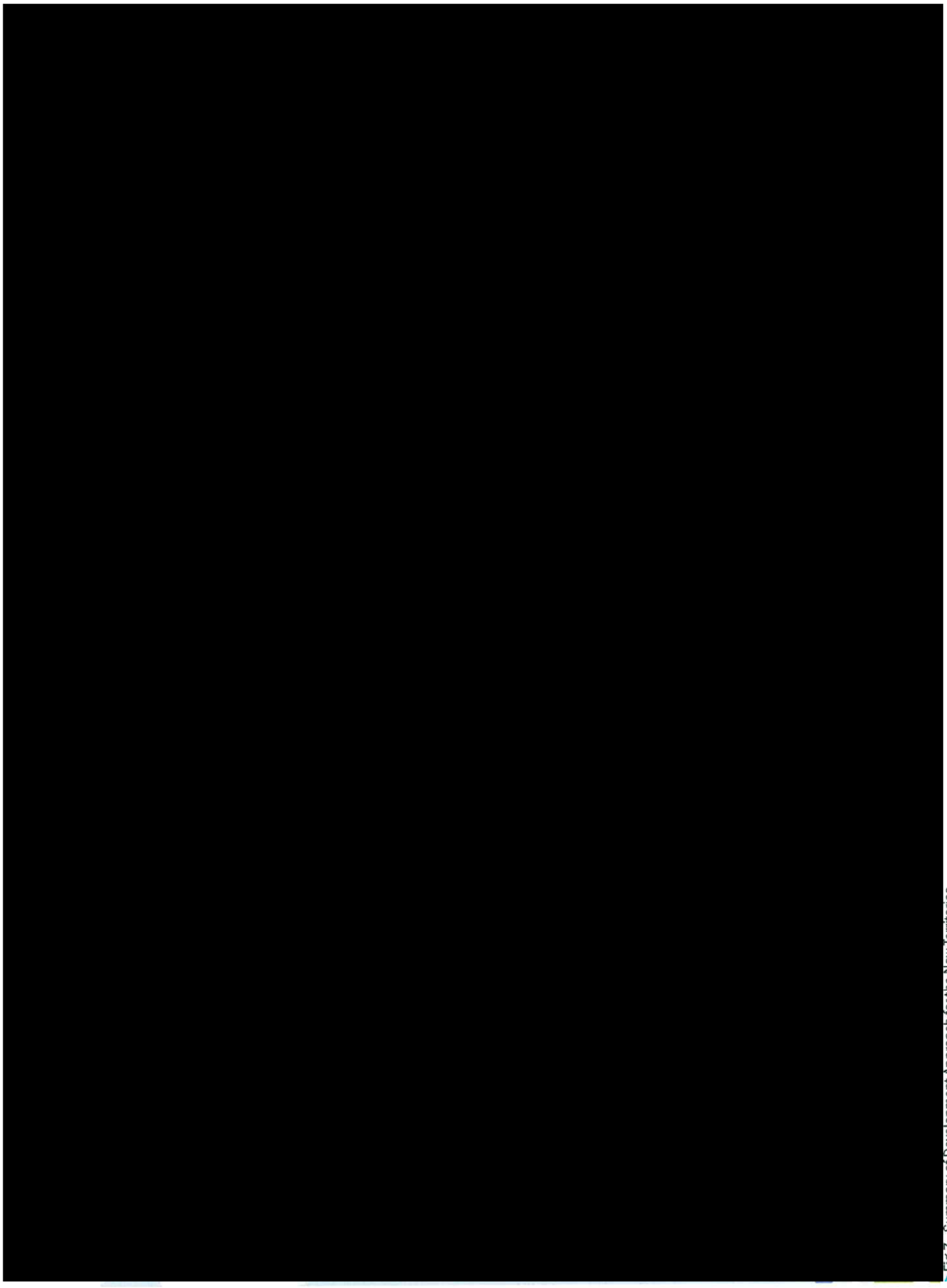
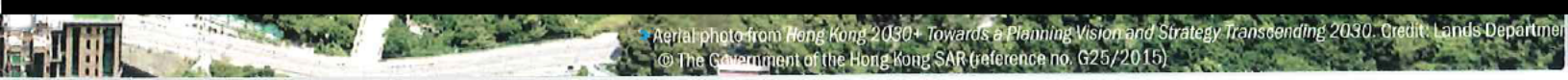


Fig 7. Summary of Development Approach for the New Territories



Aerial photo from *Hong Kong 2030+ Towards a Planning Vision and Strategy Transcending 2030*. Credit: Lands Department
© The Government of the Hong Kong SAR (reference no. G25/2015)

HONG KONG NEW HOUSING DELIVERY STRATEGY

URBAN STRATEGIES INC

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04/09/2018 22:55

From: [redacted]
To: tfls@devb.gov.hk
Please respond to [redacted]

You've just received a new submission to your 保郊野、守農地、護海洋：對土地供應專責小組公眾參與活動的意見.

Submitted Information:

姓名
Dickson Wong

電郵
[redacted]

意見.郊野公園不是選項：反對發展郊野公園，包括郊野公園邊陲兩個試點以至其他邊陲地帶，若郊野公園邊陲能夠發展，將立下不良先例，與《郊野公園條例》立法原意相違背；郊野公園一向禁絕發展，故無須以規劃指引再規範發展，以及引入「可加可減」補償機制，藉發展所謂低生態價值的郊野公園土地，換取保育高生態價值地點
1

意見.保護農地：現時未有充分理據，證明政府額外為公私營合作投入資源，會 為社會帶來好處，反而以公帑協助發展商解決交通基建、另設獨立機制審批項目等建議，或會削弱城規會為農地把關的工作，應先制訂全面農地保護政策，如禁絕優質農地作非農用發展
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意見.保護海洋：由於填海對環境必帶來永久的損失，故不能在未有明確理據、目標及研究下貿然填海
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意見.優先規劃其他土地：優先規劃棕地、私人遊樂場地契約用地(如粉嶺高爾夫球場)作短中期及長期的土地需求，此外，短期租約用地及政府臨時撥地亦應納入優先規劃
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其他意見
政府不是沒有土地，只是政府沒有管理好 地。

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04/09/2018 22:49

From: [redacted]
To: tfls@devb.gov.hk
Please respond to [redacted]

You've just received a new submission to your 保郊野、守農地、護海洋：對土地供應專責小組公眾參與活動的意見.

Submitted Information:

姓名
劉善鵬

電郵
[redacted]

意見.郊野公園不是選項：反對發展郊野公園，包括郊野公園邊陲兩個試點以至其他邊陲地帶，若郊野公園邊陲能夠發展，將立下不良先例，與《郊野公園條例》立法原意相違背；郊野公園一向禁絕發展，故無須以規劃指引再規範發展，以及引入「可加可減」補償機制，藉發展所謂低生態價值的郊野公園土地，換取保育高生態價值地點
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意見.反對填平船灣淡水湖：船灣淡水湖位處郊野

公園範圍內，填平水塘與發展 野公園無異，涉及的基建配套亦需佔用周邊的郊野公園，對生態、景觀、儲備食水等帶來不良影響
1

意見.保護農地：現時未有充分理據，證明政府額外為公私營合作投入資源，會為社會帶來好處，反而以公帑協助發展商解決交通基建、另設獨立機制審批項目等建議，或會削弱城規會為農地把關的工作，應先制訂全面農地保護政策，如禁絕優質農地作非農用發展
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意見.保護海洋：由於填海對環境必帶來永久的損失，故不能在未有明確理據、目標及研究下貿然填海
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意見.優先規劃其他土地：優先規劃棕地、私人遊 場地契約用地(如粉嶺高爾夫球場)作短中期及長期的土地需求，此外，短期租約用地及政府臨時撥地亦應納入優先規劃
1

其他意見
政府不應一意孤行， 以土地供應不足為名， 破壞對生態保育價值的土地， 違反生物多樣性行動策略及行動計劃。

土地開拓應有先後次序，以大眾利益作考慮，而非單純便利。

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RE: Land Supply Search - Opposition to Any Reclamation of Fanling Golf Club

04/09/2018 22:03

From: [redacted]
To: <tfls@devb.gov.hk>

Dear Mr Wong.

Re: Land Supply Search – Opposition to Any Reclamation of Fanling Golf Club.

I am writing to express my opinion that I am OPPOSED to the reclamation (partial or full) of the Fanling property of Hong Kong Golf Club as part of the HKSAR's search for land supply.

There are many reasons why I am opposed, and I briefly summarize them below:

1. HISTORIC & CULTURAL SIGNIFICANCE

   - HKGC is an important part of Hong Kong's heritage. It is the oldest golf club in South East Asia and the second oldest in Asia.

   - The clubhouse at Fanling was constructed in 1911 and is a Grade II Heritage Building. The Pavilion on the OLD Course, opened in 1918, is a Grade III Heritage Building.

   - There are 68 ancestral graves on the golf courses, with many of them dating back several hundred years to the Qing and Ming dynasties.

2. ECOLOGICAL GEM SUPPORTING HK's ENVIRONMENT

   - HKGC is an important green lung in the northern New Territories; over 40%, or 74.2 hectares, of the Fanling courses are comprised of dense woodland, including secondary forests.

   - The Fanling courses have many trees which are protected by Hong Kong law and meet the Government's criteria of 'Old and Valuable Trees'.

   - The three courses are also inhabited by a huge diversity of fauna including protected species of birds, insects, reptiles and other wildlife.

3. SHARING EXCELLENT FACILITIES WITH HK PUBLIC

   - Facilities at Fanling are open to the public from Monday to Friday throughout the year.

   - In 2017, over 50,000 (42%) of the 120,000 rounds of golf were played by non-members.

4. SUPPORTING HK'S WORLD IMAGE & TOURISM

   - The Hong Kong Open is Hong Kong's oldest professional sporting event.

   - In 2018, HKGC will host the 60th Edition of the Hong Kong Open. The Hong Kong Open is co-sanctioned by the European and Asian PGA Tours and is one of only two professional tournaments in the world to have been hosted at the same venue for more than 50 years.

   - A record attendance of over 48,000 spectators attended the 2017 Hong Kong Open including more than 10,000 international visitors. The Hong Kong Open is broadcast worldwide to over 400 million households.

5. DEVELOPING & TRAINING UP YOUNG ATHLETES

   - HKGC has been a key supporter of the Hong Kong Golf Association (HKGA) in the grooming of young talent by providing HKGA free access to host its squad team training and amateur tournaments.

   - In May 2018, the HKGC sponsored the HKGA's inaugural Inter-Secondary Schools Golf Tournament by providing the Old Course as the tournament venue and offering free practice rounds and other support for participating school teams.

   - HKGC founded the Hong Kong Ladies Open and has hosted it in Fanling for the past 4 years. Playing in the tournament has enabled Hong Kong's talented young amateurs to earn world ranking points to help them to qualify for international events including The Olympic Games.

6. GIVING BACK – CHARITABLE WORK

   - Over 200 non-member events, including many fund-raising charity golf days, are held every year at the Fanling golf courses. More than HK$20 million is raised annually for a variety of charities, such as the Community Chest, the Tung Wah Group of Hospitals, the Yan Chai Hospital, and others.

   - The HKGC's in-house annual flagship charity event, the 'Cup of Kindness', was launched 30 years ago. The event raises funds every year for community-based charities in North District, including the North District Hospital.

I have also submitted my thoughts on land supply on the TFLS's on-line Questionnaire.

Thank you for the work you are doing behalf of myself and all the citizens of Hong Kong.

Sincerely,

Todd Wong

36328

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

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04/09/2018 21:41

From: [redacted]
To: tfls@devb.gov.hk
Please respond to [redacted]

You've just received a new submission to your 保郊野、守農地、護海洋：對土地供應專責小組公眾參與活動的意見.

Submitted Information:

姓名
Mandy Cheung

電郵
[redacted]

意見.郊野公園不是選項：反對發展郊野公園，包括郊野公園邊陲兩個試點以至其他邊陲地帶，若郊野公園邊陲能夠發展，將立下不良先例，與《郊野公園條例》立法原意相違背；郊野公園一向禁絕發展，故無須以規劃指引再規範發展，以及引入「可加可減」補償機制，藉發展所謂低生態價值的郊野公園土地，換取保育高生態價值地點
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1

意見.優先規劃其他土地：優先規劃棕地、私人 樂場地契約用地(如粉嶺高爾夫球場)作短中期及長期的土地需求，此外，短期租約用地及政府臨時撥地亦應納入優先規劃
1

其他意見

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Land Supply Search - Opposition to Any Reclamation of Fanling Golf Club
04/09/2018 20:54

From: [redacted]
To: tfls@devb.gov.hk

Dear Mr Wong.

Re: Land Supply Search – Opposition to Any Reclamation of Fanling Golf Club.

I am writing to express my opinion that I am OPPOSED to the reclamation (partial or full) of the Fanling property of Hong Kong Golf Club as part of the HKSAR's search for land supply.

There are many reasons why I am opposed, and I briefly summarize them below:

1. HISTORIC & CULTURAL SIGNIFICANCE
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   - The clubhouse at Fanling was constructed in 1911 and is a Grade II Heritage Building. The Pavilion on the OLD Course, opened in 1918, is a Grade III Heritage Building.
   - There are 68 ancestral graves on the golf courses, with many of them dating back several hundred years to the Qing and Ming dynasties.

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   - The Fanling courses have many trees which are protected by Hong Kong law and meet the Government's criteria of 'Old and Valuable Trees'.
   - The three courses are also inhabited by a huge diversity of fauna including protected species of birds, insects, reptiles and other wildlife.

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   - In 2017, over 50,000 (42%) of the 120,000 rounds of golf were played by non-members.

4. SUPPORTING HK'S WORLD IMAGE & TOURISM
   - The Hong Kong Open is Hong Kong's oldest professional sporting event.
   - In 2018, HKGC will host the 60th Edition of the Hong Kong Open. The Hong Kong Open is co-sanctioned by the European and Asian PGA Tours and is one of only two professional tournaments in the world to have been hosted at the same venue for more than 50 years.
   - A record attendance of over 48,000 spectators attended the 2017 Hong Kong Open including more than 10,000 international visitors. The Hong Kong Open is broadcast worldwide to over 400 million households.

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- In May 2018, the HKGC sponsored the HKGA's inaugural Inter-Secondary Schools Golf Tournament by providing the Old Course as the tournament venue and offering free practice rounds and other support for participating school teams.
- HKGC founded the Hong Kong Ladies Open and has hosted it in Fanling for the past 4 years. Playing in the tournament has enabled Hong Kong's talented young amateurs to earn world ranking points to help them to qualify for international events including The Olympic Games.

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   - The HKGC's in-house annual flagship charity event, the 'Cup of Kindness', was launched 30 years ago. The event raises funds every year for community-based charities in North District, including the North District Hospital.

I have also submitted my thoughts on land supply on the TFLS's on-line Questionnaire.

Thank you for the work you are doing behalf of myself and all the citizens of Hong Kong.

Sincerely,

Allison L. Wong

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Letter from my Nine Year Old Daughter

04/09/2018 20:08

From: [redacted]
To: [redacted]"tfls@devb.gov.hk" <tfls@devb.gov.hk>

Cc: [redacted]

To whom it may concern,

I would like you to read the attached letter written by my [redacted] year old daughter, Kyla Chung. At dinner, I told her that the Government are considering closing the RHKYC in order to build more housing. Kyla is very sad and wanted to write to you so you can file her objection.

Yours sincerely,

Nyree Chung

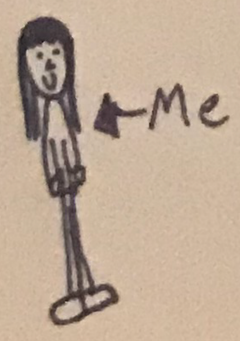

IMG_7297.jpg

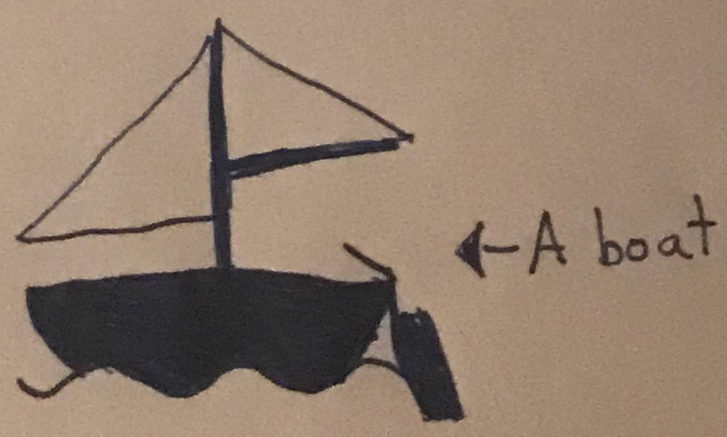

ATT00001.txt

To: Evry body who reads this

My name's Kyla I'm [redacted] years old. I joined the yacht club when I was 7 and my brother Kaeden is [redacted] and joined this year. I think that you shouldn't close the yacht club, because me and my family will miss it a lot. Our house is 10 minuates away from Middle Island Yacht club. My family has all had lessons there my Granpa, dad, mum, me have and my brother will if you don't close it. Also I made friends at sailing classes who aren't members but have lessons there anyway. They ar 2 girls that are 10, 11 a boy Called Freddie who is my age and a girl called Sophia who is also my age. Kellet Island Yacht club is also good, it has Turtles, a big swimming pool, a bowling alley and playrooms that me and my brother play in. I've had all of my birth day partys there since I was 7 and will have one next year if you don't close it. Also if you close it to evry one who works there will lose their jobs and people with memberships will missit. so plese don't close the yacht clubs.

From: Kyla mae Chong





☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

To: tfls@devb.gov.hk
Cc:
Bcc:
Subject: Taskforce on Land Supply options - public engagement exercise
From: [redacted] - Tuesday 04/09/2018 19:26

Dear Sir
My wife and I have been a member of RHKYC for nearly 20 years. We use the club frequently and my two sons have enjoyed dinghy sailing courses at Middle Island, while my wife and I also enjoy sailing on a regular basis. My wife and oldest son also row regularly. I have also attended the following courses:

Survival at Sea-2 day course
Coastal Skipper - 5 day course
First aid course-2 day course
Use of VHF radio course-1 day.

Many non members have also attended this courses and the club invests heavily in continual training and development for members and non members alike.

My wife and I are very concerned about the potential of an excessive increase in land premium. This will have a severely negative impact on the club as it will force up prices for these courses and reduce investment in future specialisations. The club is NOT FOR PROFIT and puts all its excess funding into promoting sailing, rowing and dragon boating in Hong Kong. If the club does not do this then the Government will have to step in where the clubs fall short. What expertise do they hold? In our view this should not be a focus of Government.

We strongly resist an increase in land premiums as it will be detrimental to the provision of high quality sailing, rowing and dragon boating in Hong Kong.

Yours,

Dan Chavasse
Jane Chavasse
HK Permanent Residents

Reply
Forward

36332

ANTHONY ROOT

September 4, 2018

To: Secretariat, Task Force on Land Supply Options

Re: Policy Review of Private Recreational Leases

I am writing to express my strong support for the Royal Hong Kong Yacht Club as an essential part of Hong Kong's sporting community and the critical role it plays in support of Hong Kong's public welfare.

I have lived in Hong Kong for 25 years and have been a member of the RHKYC for a decade. I currently serve on the Membership Committee. That role gives me a particularly good view of how the Club contributes to the general welfare of Hong Kong.

1. The Club is a not for profit organization that is open to and serves the entire Hong Kong community.

2. I regularly am impressed by the breadth of people who seek membership in the Club. Almost all are skilled, hard working members of Hong Kong business and educational community. The come from all income levels and backgrounds, both local and international.

3. The Club plays an essential role in giving ordinary people access to the outdoors through sailing, rowing, paddling and dragon boating. This type of access is essential to the wellbeing of people who otherwise work hard.

4. **The Club is not a rich man's club**. It attracts people from all socio-economic backgrounds in Hong Kong. By far the majority of the members are middle income workers looking for a way to enjoy the beautiful waters of Hong Kong.

5. The Club provides access to Hong Kong waters and water sports to many, many people beyond its members. Virtually every boat that is racing or cruising under the Club's auspices has on board many people who are not members. For example, during the annual Around the Island Race, there are thousands of people on the water, most of whom are not Club members.

6. The Club plays a vital role in developing sailing in Hong Kong. It offers terrific, low cost sailing courses to everyone in Hong Kong – whether child, adult, member or non-member.

7. The Club was critical in attracting major world sailing events to Hong Kong, like the Volvo Around the World Race and the Etchells Worlds. These events attract large numbers of visitors who support the Hong Kong economy.

8. The Club provides free memberships to young students at Hong Kong universities to give them access to water sports that they would not otherwise have.

9. The Club incurs significant costs in supporting its water sports activities, including sailing, paddling, rowing and dragon boats. Increasing the Club's land premiums would require a significant increase in membership dues, which would force many members to resign and potentially cause the Club to discontinue operations.

Other countries widely recognize the importance of clubs like the RHKYC to the vitality and long term strength of their social and business communities. For this reason, clubs in other countries routinely do not have to pay any tax or any significant tax on their land.

It would be a serious loss to the people of Hong Kong to take steps that would make it impossible for the RHKYC to operate as it currently does.

I strongly encourage the Government of Hong Kong <u>to not take back the Club's land</u> and not increase the land premiums on the Clubs land.

Respectfully yours,

Anthony Root
HKID #[redacted]

36333

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Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

04/09/2018 18:46

From: [redacted]
To: [redacted] tfls@devb.gov.hk

[redacted]

The Secretariat, Task Force on Land Supply
Email: tfls@devb.gov.hk

Dear Sir / Madam,

RE: Public Consultation on Policy Review of Private Recreational Leases (PRLs) & Task Force on Land Supply

The Hong Kong Cricket Club, along with many of the other Private Sports Clubs, has long been at the centre of sporting culture and sporting development here in Hong Kong. I find the recent suggestion to reclaim the land on which these clubs are built, where sportsmanship and sporting etiquette are fostered, and where families, friends and communities come together to spend time with each other, utterly unacceptable and detrimental to the achievements made in their hundred plus years of sporting, social and cultural contributions.

My views on the above two consultation papers are:

[redacted]

"Task Force on Land Supply":
In the video provided, it was suggested that little over 20% of the Hong Kong landmass has been used for development thus far, which would leave over 70% of undeveloped, purposable land. I would not suggest that the government ravage all, or even half of the unspoilt lands of Hong Kong, but merely that they find suitable sites to develop.

Removing establishments such as the Hong Kong Cricket Club and some of the other so-called 'private' clubs will have a great and negative impact on the communities they serve. Through their reciprocal ties with other clubs around the world, these clubs have enriched sporting culture in Hong Kong. To threaten their existence is to threaten Hong Kong's sporting culture, from the children performing at grass roots level, all the way to the professional.

Hong Kong is also our home, and we too should have a say.

Thank you for considering my responses.

Yours sincerely,

Anton Buntin

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Re: 建議投訴投貴再培訓局的的課程安排增加彈性及體恤民情 (課程編號 MD007DS)

04/09/2018 18:29

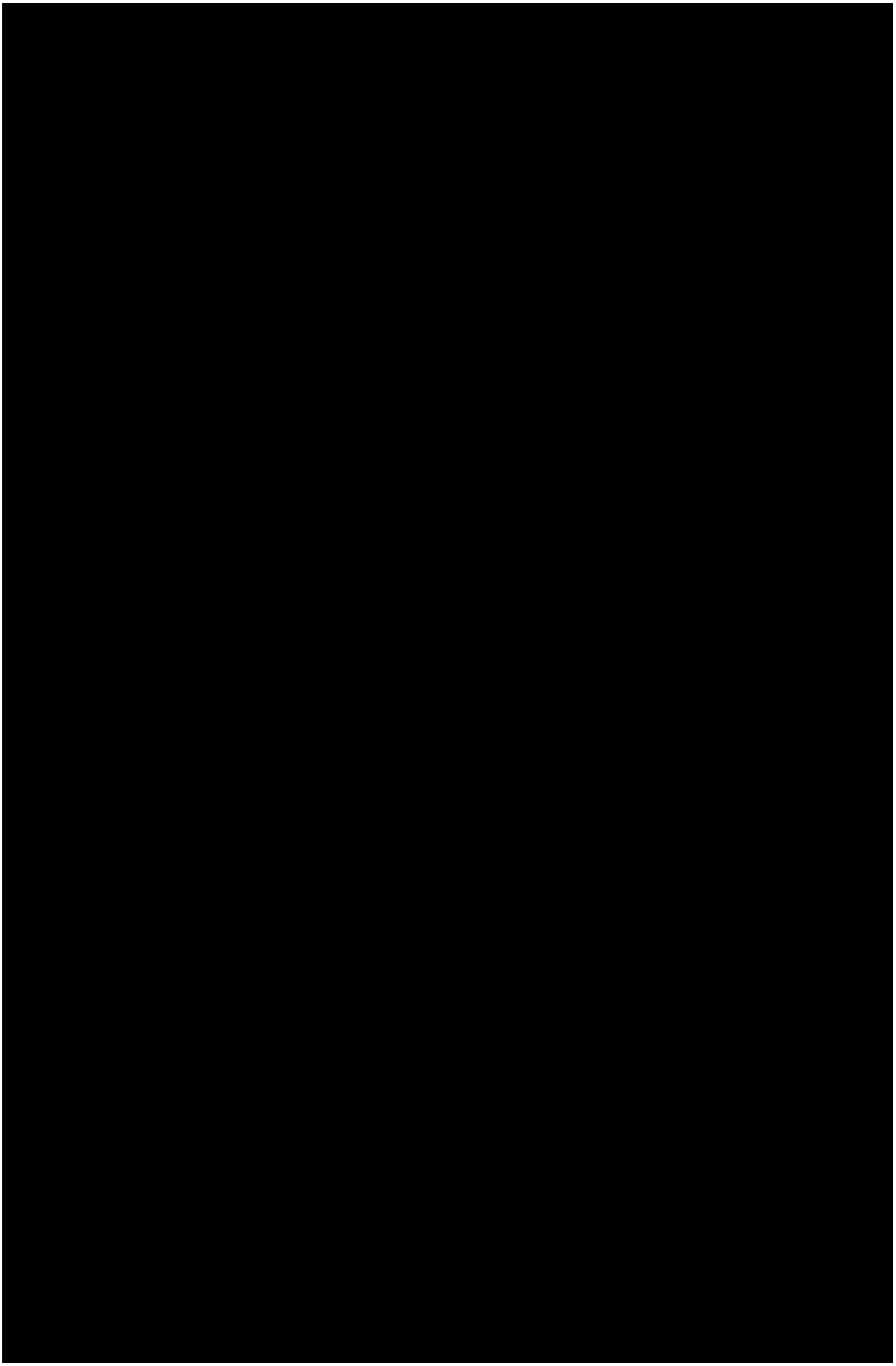
From: [redacted]
To: erbhk@erb.org, tfls@devb.gov.hk, enquiry@lwb.gov.hk

執事先生/小姐：

[redacted]

我亦同函送呈土地供應專責小組主席黃遠輝先生相關土地諮詢意見，尚望存檔跟進。謝謝！

Clara Ng (HK Citizen)



土地供應專責小組主席黃遠輝先生台啟 (tfls@devb.gov.hk)

1. 就本人最近的遭遇，業主瘋狂加租，敬請閣下認真考重置租金管制措施，以解我們「中產」市民之急，您可參考深圳試行租管[1] 年加幅最多 5%，香港可以按照類似的百份比上限加入現時的常規租約中，其功效要比覓地建樓要快很多見效，望能認真考慮！
2. 至於覓地建樓事項，本人基本支持，但請以先易後難及合情合理之政策能推動，我覺得現時香港土地問題，除了所謂欠缺土地資源，更重要者是本港的經濟結構極端傾斜，一面倒地讓地產獨大，適值現今各國不斷加印貨幣，而中國的經濟又突飛猛進，大量資金便流入香港的地產及金融市場，正是水能載舟，也能覆舟。另外，近年香港之社會矛盾不斷增加，政府施政亦欠缺魄力和遠見，便造成今日之困境。本人深盼有關當局要認真從基礎根基及長遠的眼光來理順相關的問題，其中一個要素就是政府切勿閒懶散漫，要拿出應有的勇氣來重掌關鍵之掌控權，例如以港人為本的房屋計劃，應多仿傚新架坡組屋政策，實行港人港樓，按市民實質收入作為考慮，並訂立合理有效的措施防止港人港樓被抄賣，甚或可加上租售之限制，務求港人港樓，真正為人民服務，擺脫住房成為商品的市場買賣。
3. 至於純私人及開放市場，本人亦支持以市場及自由經濟為主導，正是能者當之，富者千金，各收各福，保留合法自由買賣之合理市場份額，這樣一來，就是各展所長，各取所需，各人亦要自我承擔相關風險，不能一旦樓市回調，便要求政府救助。我相信這應符合香港資本主義經濟之制度 50 年不變之承諾。

建議人：吳少影女士
電郵：[redacted]
電話：
(若土地諮詢要公開本人意見，請將我的電郵及電話隱藏！)

副本送：[redacted]

[1] https://news.mingpao.com/pns/dailynews/web_tc/article/20180830/s00013/1535566344092

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Private Recreational Leases : Submission RHKYC

04/09/2018 18:25

From: [redacted]
To: [redacted]
"tfls@devb.gov.hk" <tfls@devb.gov.hk>
Cc: [redacted]

Dear Sirs

I am writing as a member of the Royal Hong Kong Yacht Club. I am involved in Sailing with the Club and regularly enjoy racing in competitions in the Harbour, in Sai Kung and around Middle Island. I try to sail every week and the Yacht Club enables me to do so. Many non-members have joined me on such races and enjoy cruising with me on a boat that I can rent from Middle Island.

All skill levels are welcome at the Yacht Club and are actively encouraged to participate. The Club invest significantly in the sport and crucially does not operate to make a profit. This makes participating in sailing activities (both for members and non-members) very cheap and good value for money. It also offers training programmes and courses to all. Over 70% of people taking part in their training courses are in fact non-members.

The Club also hosts the Volvo Ocean Race where competitors from around 30 countries participate. Race management is provided, largely based upon the members' expertise and volunteer work. Hong Kong has been promoted as a sailing hub of the world at the Club's expense. I have had many visitors from Australia, the USA and the UK comment upon and admire the sailing culture in Hong Kong and this is largely due to the Yacht Club.

Charging an excessive amount for land premium will be detrimental and will end up making it harder for both members and non-members to access sailing due to expense. If too high a price is charged, the club will become more expensive to join and it will no longer be able to invest in the sports and provide facilities at such good value to both members and non-members. If the Yacht Club were to close, the government would have to fund and operate the activities. The Yacht Club is very reliant on volunteer work of its members and therefore is able to invest its money where it matters – on the sporting activities.

In addition, if the land premium is too expensive, costs would have to be cut, resulting in poorer sporting activities and importantly, job losses.

I am very passionate about the Yacht Club as it provides a space to fully immerse myself in a sport that I love. I understand that there are other good and viable options instead of taking back private recreational leases in order to address the land shortfall in Hong Kong. I humbly request that such other options are fully investigated and pursued, instead of taking away a truly special place.

Kind regards

Victoria

Victoria Raymond

+852 [redacted]

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Our ref

By Email (tfls@devb.gov.hk) & Post

The Secretariat
Task Force on Land Supply
17/F, West Wing, Central Government Offices
2 Tim Mei Avenue
Tamar, Hong Kong

4 September 2018

Dear Sir/Madam

Submission of Public Opinion on Land Supply Options:
The Forgotten Zone - "Undetermined" Zone -
The Disappeared Land = 2.2 Taikoo Shing (28,000 Units)

On behalf of our Client, we hereby submit the opinion in relation to the use of "Undetermined" Zone which is regarded as another important source of land supply, and hence the **19th Land Supply Option**.

Despite the Government's efforts in actively reviewing suitable "Green Belt", "G/IC" and "Open Space" sites in the whole territory in meeting with the shortage of short-to-medium-term land supply, the sites being rezoned are often in limited scale, and objections from locals are often received in the rezoning process. In view of this, we are aware that there are areas in Hong Kong that are of considerable size and high development potential, for instance, the "Undetermined" zones, which unfortunately have been left behind in the Land Supply discussion. A territorial-wide research on "Undetermined" zones has been conducted, which found that there are a total of 16 "Undetermined" ("U") zones in Hong Kong, amount to a total area of 506.4 ha (i.e. approximately equal to the size of 12.4 WKCD or 27.8 Victoria Park). Of these 16 "U" zones, 4 are under current Government Planning Studies, 5 consist of water body pending reclamation, 1 is ex-quarry site, 1 consists of squatter areas, 1 in hilly terrain, 1 is already an existing residential development, 1 is salt pan in Tai O. The remaining 2 "U" zones are a 16,688m^2 abandoned farmland/fishponds in Mui Wo, and a 463,984 m^2 site in Tung Shing Lei consists of majorly brownfield uses with some minor areas of existing fishponds (the Subject Site), to the immediate east of the Yuen Long New Town. The Subject Site, a relatively large piece of flat land, is the only piece of land with high development potential that is being left behind. Upon further research into the Subject Site, it is found that the Subject Site has been left idle for 28 years with no solid plan for redevelopment as of today. From site inspection, majority of the Subject Site are currently occupied by brownfield operations in shattered structures. Although numerous planning applications within the Subject Site can be found throughout the years, majority of them are temporary use for car parks and open storage, while the permanent planning approvals are often piecemeal and unable to realize the development potential of the Subject Site.

It is therefore worthwhile to look into the development potential of the Subject Site for housing provision. According to the attached Study Report, the Subject Site could provide approximately 15,600 flats (52 public: 48 private) to accommodate around 45,000 population.

We trust this 19th Land Supply Option could adequately be meeting with the imminent housing land supply shortfall and providing ready-made short term solution in addressing the housing shortage problem.

Should you have any queries, please contact the undersigned or our Ms Aileen Cheng at [redacted]

Yours faithfully

[redacted]

Theresa YEUNG

Encl.

- 2 copies of the Information Leaflet (2 pages)
- 2 copies of the Study Report

c.c.

- [redacted]

"U"

28年來劃為
“未指定用途”/
“未決定用途”
"Unspecified"/
"Undetermined"
for 28 years

46 公頃的土地
Ha of Land

=

消失 DISAPPEARED 的土地
Land

21 公頃 Ha
太古城
Taikoo Shing



46 公頃 Ha
消失的土地
Disappeared Land

=

消失 DISAPPEARED **2.2**
個太古城
Taikoo Shing

消失 DISAPPEARED **28,000**
個單位
Units

消失 DISAPPEARED 的土地 Land



只需約四年
Only Need about 4 years

土地可供發展
Land available for development

立即變樓，亦得！得左！
Housing Supply in a Snap!

52%
公屋
Public Rental Housing

= 41%
政府公屋單位供應目標每年平均供應量*
Government's public rental housing supply target per annum *

單位
Units
15,600

48%
私樓
Private Housing

= 41%
政府私人房屋供應目標每年平均供應量*
Government's private housing supply target per annum *

人口
Population
45,000

* 資料來源 SOURCE 《長遠房屋策略》2017 年周年進度報告 Long Term Housing Strategy Annual Progress Report 2017

THE FORGOTTEN ZONE
"UNDETERMINED ZONE"

SEPTEMBER 2018



"U"

28年來劃為
“未指定用途”/
“未決定用途”
"Unspecified"/
"Undetermined"
for 28 years

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消失 DISAPPEARED 的土地
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21 公頃 Ha
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Disappeared Land

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個單位
Units

消失的土地
Land



只需約四年
Only Need **about 4 years**
土地可供發展
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* 資料來源 《長遠房屋策略》2017 年周年進度報告
SOURCE Long Term Housing Strategy Annual Progress Report 2017

Contents

			Page
Executive Summary			**5**
1	**Introduction**		**7**
2	**The Forgotten Zone – "Undetermined" Zone**		**8**
	2.1	"Undetermined" Zones in Hong Kong	8
	2.2	The Only Left-Behind "Undetermined" Zone	10
3	**Potential of the Left-Behind "U" Zone**		**23**
	3.1	Site Constraints	23
	3.2	Design Considerations	32
	3.3	Development Potential of the Subject Site	36
	3.4	Implementation Timeframe	49
4	**Way Forward**		**51**

Executive Summary

Despite the Government's efforts in actively reviewing suitable "Green Belt", "G/IC" and "Open Space" sites in the whole territory in meeting with the shortage of short-to-medium-term land supply, the sites being rezoned are often in limited scale, and objections from locals are often received in the rezoning process. In view of this, we are aware that there are areas in Hong Kong that are of considerable size and high development potential, for instance, the "Undetermined" zones, which unfortunately have been left behind in the Land Supply discussion.

A territorial-wide research on "Undetermined" zones has been conducted, which found that there are a total of 16 "Undetermined" ("U") zones in Hong Kong, amount to a total area of 506.4 ha (i.e. approximately equal to the size of 12.4 WKCD or 27.8 Victoria Park). Of these 16 "U" zones, 4 are under current Government Planning Studies, 5 consist of water body pending reclamation, 1 is ex-quarry site, 1 consists of squatter areas, 1 in hilly terrain, 1 is already an existing residential development, 1 is salt pan in Tai O. The remaining 2 "U" zones are a 16,688m^2 abandoned farmland/fishponds in Mui Wo, and a 463,984 m^2 site in Tung Shing Lei consists of majorly brownfield uses with some minor areas of existing fishponds (the Subject Site), to the immediate east of the Yuen Long New Town. The Subject Site, a relatively large piece of flat land, is the only piece of land with high development potential that is being left behind. Upon further research into the Subject Site, it is found that the Subject Site has been left idle for 28 years with no solid plan for redevelopment as of today. From site inspection, majority of the Subject Site are currently occupied by brownfield operations in shattered structures. Although numerous planning applications within the Subject Site can be found throughout the years, majority of them are temporary use for car parks and open storage, while the permanent planning approvals are often piecemeal and unable to realize the development potential of the Subject Site.

It is therefore worthwhile to look into the development potential of the Subject Site for housing provision. Formed with a flat terrain, the "U" zones are readily available for development. It is also served by comprehensive road and railway network owing to its adjacency to Yuen Long New Town. While the "U" zones have already been covered by statutory plan since 1990, they were left idle and underutilized for 28 years. There is an urgent need to review their future land use, which is highly valuable in providing the much needed land supply to Hong Kong in short to medium term. We sincerely urge the Government to re-examine the land use planning for the Subject Site so as to unleash its unused development potential and to timely provide land for housing development and enhance the living environment of our community. This is also in line with the Policy Address in tackling problems of housing shortage. According to the latest Chief Executive's 2017 Policy Address, reorganising the land use of brownfield sites is one of the important strategies for increasing land supply. Apart from land use optimisation, developing brownfield sites could help address land use incompatibilities in the rural New Territories and is important to improving the rural environment.

The Subject Site is valuable land resources for meeting societal need for housing, commercial, open space and G/IC facilities, as an extension to the Yuen Long New Town. By taking into account various factors including land use compatibility, connectivity, infrastructure as well as environmental, visual and ecological

considerations, an Indicative Development Proposal is put forward, and is characterised by a well-balanced residential neighbourhood in terms of housing type with about 52:48 public private housing unit ratio and plot ratio ranging from 0.4 to 6.5 accommodating a population of around 45,000. Providing about 15,600 flats, the Indicative Development Proposal at the Subject Site is able to meet 41% of the Government's annual targets of supplying 18,000 private housing units and 20,000 public rental housing units[1]. Measures in enhancing walkability have also been adopted by the provision of pedestrian and cycling tracks connecting the existing network. A landscape linear park is proposed in the middle of the Subject Site serving as communal gathering space for the future residents as well as the existing residents of Yuen Long New Town and cyclists from within and outside the community. Furthermore, existing built heritages including Pun Uk and Lau Village Houses will be preserved and to be integrated into the proposed landscape linear park forming the heritage corner and thus adding another attraction in Hong Kong.

[1] As stated in the Long Term Housing Strategy Annual Progress Report (2017), the housing supply in the ten-year period from 2018-19 to 2027-28 is 460,000 units and consists of 200,000 public rental housing units, 80,000 subsidised sale flats and 180,000 private housing units. As such, the housing supply targets for private housing and public rental housing per annum are respectively 18,000 units and 20,000 units on average.

1 Introduction

To discern suitable sites for housing development and other uses, the Government in the past 6 years has been actively conducting land use review on existing land and reserved sites with no development plan or for which the original purpose is no longer pursued. Throughout the years, over 210 potential housing sites with a total area of around 500 ha have been identified, covering sites zoned as "G/IC", "Green Belt", "Recreation", "Agriculture", "Open Space", "Other Specified Uses" and "Industrial". Together they are expected to furnish 310,000 housing units to meet housing needs in the short to medium term[2]. Nonetheless, the sites being rezoned are often in limited scale. The rezoning process in many cases has received dissenting views from locals. This gives rise to the need to explore alternative land supply initiatives which could furnish land of considerable size and high development potential, for instance, the "Undetermined" ("U") zones which have unfortunately been omitted in the land supply discussion.

The purpose of this Report is to assess, from town planning perspective, the preliminary development potential of the forgotten "U" zone and in particular, the Subject Site which is found to be the only left behind "U" zone with high development potential. This Report will mainly include a review on the town planning context of the Subject Site and formulate an Indicative Development Proposal to suggest the possible nature and layout of development that could be provided at the Subject Site.

The information provided in this Report is in accordance with the information that is made publicly available at the time of the study. The content of the Report is focused on town planning perspective only. Other considerations including but not limited to architectural, infrastructure, engineering, traffic, landscape, environmental, ecological, geological, archaeological, visual, air ventilation, costing, land matters etc. are not included in this Report. It should be noted that this Study is a high-level town planning analysis. Planning applications, planning representations and any form of submission to the Town Planning Board are also outside the scope of this Study. Planning feasibility/engineering/financial study will be required should the proposed development at the Subject Site be put forward in the future.

[2] Task Force on Land Supply (2018). *Current Land Supply Strategy and Ongoing Initiatives*, https://landforhongkong hk/en/demand_supply/land_strategy_ongoing.php

2 The Forgotten Zone – "Undetermined" Zone

2.1 "Undetermined" Zones in Hong Kong

At present, there are 16 "U" zones in Hong Kong amounting to a total area of about 506.4 ha (***Figure 2.1*** refers). Majority of the them are found in new towns and the outlying islands. Amongst the 16 "U" zones, 4 of them in Tuen Mun, San Tin, Yuen Long and Lamma Island are currently examined in planning studies commissioned by the Government. 4 other zones on Lantau Island and a zone in Tuen Mun comprise of water body pending to be reclaimed and are yet available for development. 2 "U" zones locate in Kwun Tong and Tin Shui Wai and are respectively occupied by squatter settlements and a residential development. In addition, the "U" zone in Tai O is a salt pan and the "U" zone in Sham Tseng has a hilly terrain. The remaining 2 "U" zones consist of a 16,688m^2 site with abandoned farmland/fishponds in Mui Wo, and a 463,984 m^2 site in Tung Shing Lei comprises of majorly brownfield uses with some minor areas of existing fishponds (the Subject Site), to the immediate east of the Yuen Long New Town.

Figure 2.1 Locations of the 16 "Undetermined" Zones in Hong Kong



Table 2.1 provides a summary of the territorial-wide research on "U" zones. In juxtaposition with other "U" zones, the Subject Site is considered of highest development potential in view of its ready availability and considerable land area. With a flat topography, the Subject Site also provides opportunities for various types of urban and suburban development. In accordance with the Explanatory Statement (ES) of the approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8, the use of the Subject Site is subject to further land use review. Hence, the proposed development at the Subject Site shall not frustrate any planned

developments and proposals put forward in planning studies. Although the Subject Site was partially identified as a potential housing site for public rental housing in 2017[3], the scale and schedule of the said development has yet been confirmed. Given that the Subject Site has been left underutilised for 28 years, a comprehensive review of the Subject Site as a whole is considered timely to explore its full potential in providing residential development in the short-to-medium-term, especially in view of the serious and urgent housing shortage problems in Hong Kong.

Table 2.1 Summary of Territorial-Wide Review of "U" Zones in Hong Kong

Area	No.	District	Site Area (m^2)	Existing Condition	Planning Intention
Hong Kong Island	1	Shek O	345,520	Vacant (Ex-Shek O Quarry Site)	Subject to further detailed planning study
Kowloon	2	Kwun Tong	46,472	Squatters (Cha Kwo Ling Tsuen)	Subject to future study
N.T.	3	Tin Shui Wai	18,626	Residential development (Central Park Towers) (Approved in 1996)	To maintain control over existing residential development
	4	Sham Tseng	94,345	Vacant with hilly terrain	Subject to further investigation related to the proposed North West New Territories urban route (Route 10) (now Route 11)
	5	Tuen Mun	121,035	Existing breakwater and an adjoining proposed reclamation area at Sam Shing Wan (Un-reclaimed)	Future uses subject to detailed planning studies
	6	Tuen Mun	160,222	Temporary government uses	Future uses subject to detailed planning studies (currently reviewed in Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas)
	7	San Tin	255,592	Container trailer parks, warehouses, agricultural land and some village houses	To be reviewed upon finalization of the Lok Ma Chau Spur Line and the proposed Northern Link rail alignments (Reviewed under Planning and Engineering Study on Development of Lok Ma Chau Loop)
	8	**Yuen Long**	**463,984**	**Largely vacant, with some open storage, car repairing workshops and village houses**	**Subject to future land use review**
	9	Yuen Long	1,010,405	Open storage	Reviewed under the Planning and Engineering Study for Housing Sites in Yuen Long South
Islands	10	Tai O	11,579	Vacant (Salt Pan)	Intended for "Salt Panning Demonstration Area" under the Study on Restoration of Disused Salt Pans in Tai O

[3] Secretary for Development (2017). *LCQ18: Supply of residential units and sites for residential developments,* https://www.info.gov.hk/gia/general/201711/29/P2017112900310 htm

	11	Mui Wo	16,688	Formed land and abandoned farmland/fishponds	Long-term use subject to further study and resolution of infrastructural constraints
	12	Lantau	92,478	Un-reclaimed	Considered for uses compatible with the international theme park in Penny's Bay
	13	Lamma Island	342,743	YMCA Lamma Island Outdoor Centre	Pending detailed consideration of appropriate uses under Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island – Feasibility Study
	14	Lantau	603,010	Un-reclaimed	Considered for uses compatible with the international theme park in Penny's Bay
	15	Lantau	688,053	Un-reclaimed	Reserved for possible future expansion of the theme park or other compatible tourism related uses
	16	Lantau	793,150	Sunny Bay Station Bus Terminus, Sunny Bay Car Park, partially un-reclaimed	Considered for compatible tourism and recreational uses subject to further study
Total			**5,063,902**		

2.2 The Only Left-Behind "Undetermined" Zone

2.2.1 Location

The Subject Site, with a total area of 463,984 m^2, mainly comprises of flatland which situates in between Yuen Long New Town and Kam Tin River. In the middle of the site is Yuen Long Highway, a major road that connects Au Tau in Yuen Long to Lam Tei in Tuen Mun. To the north of the site is Nam Sang Wai, a wetland area famous for its rustic scenery. To the south of the site across Castle Peak Road - Yuen Long Section are Yeung Uk Tsuen and Long Shin Estate. The section of West Rail Line between MTR Kam Sheung Road Station and Yuen Long Station runs through

With reference to the approved Nam Sang Wai OZP No. S/YL-NSW/8, the Subject Site is currently zoned "Undetermined" ("U"). According to the Explanatory Statement, "*...the areas are located in close proximity to the Yuen Long New Town and within a transitional location between the urban and rural areas. Development within the areas has to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardizing the long-term planning intention of the areas. While the alignments of West Rail(WR) and YLBF have been fixed, the areas zoned "U" are subject to future land use review*". It is also stated that "Under the "U" zone, any private developments or redevelopments require planning permission from the Board so as to ensure that the environment would not be adversely affected and that infrastructure, G/IC facilities, open space are adequately provided. The proposed development should also take into account the WR and the YLBF. To realize a built-form which represents a transition from the Yuen Long New Town to the rural area, the development intensity should take into account the urban type

developments immediately to the west of the "U" zone and the rural characteristics of the area to its north."

Location of the Subject Site is shown in ***Figure 2.2***.

Figure 2.2 Location of the Subject Site

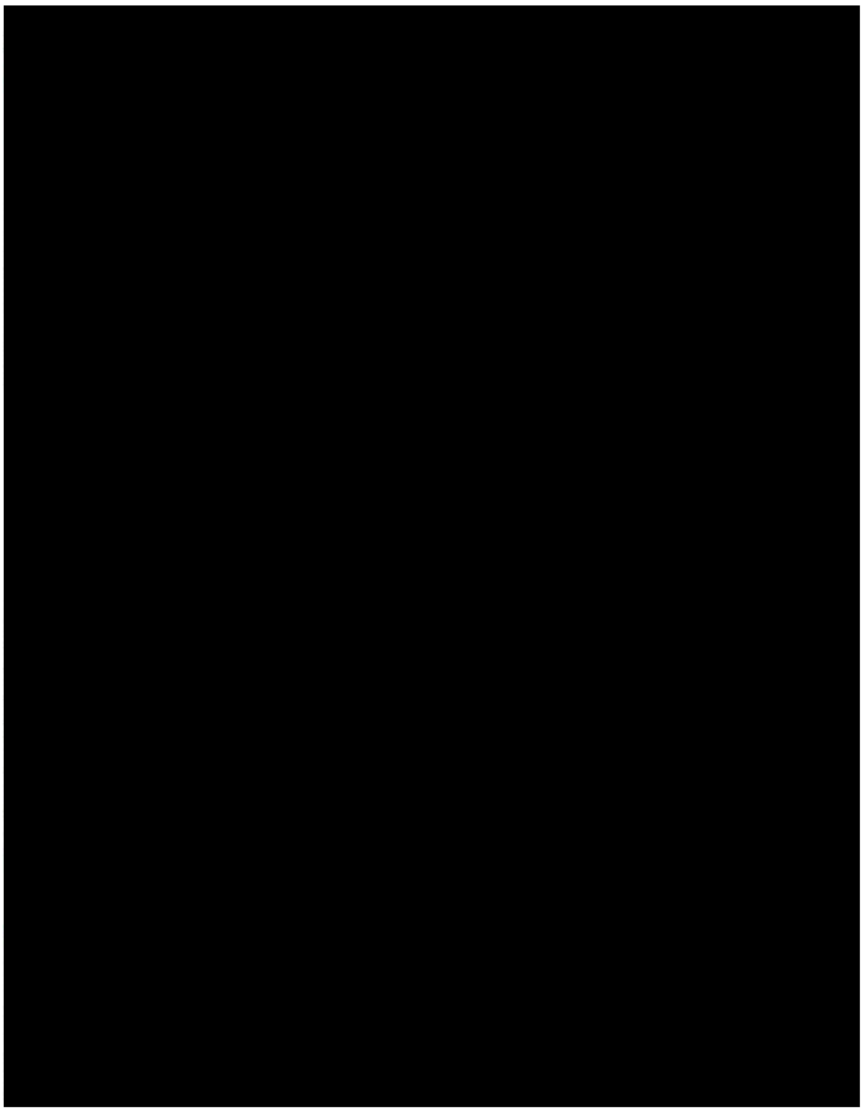


2.2.2 Land Status

The Subject Site approximately comprises of 61% private lots and 39% Government land (***Figure 2.3*** refers). It is currently covered by about 313 private lots, including 289 old schedule lots, 3 new grant lots and 21 old new grant lots on Demarcation District (D.D.) 103 and D.D.105[4]. It is noted that parts of the Subject Site have fallen within the resumption limit of Yuen Long Bypass Floodway and its ancillary road works, and therefore Government land. Parts of the southern portion of the Subject Site is as well within the vesting boundary and railway maintenance area of the West Rail Line, also mainly Government land, that might create constraint to future development within the Subject Site. In addition, a minor portion of burial ground are found encroaching to the southeast corner of the Subject Site[5]. It is noted that the private lots are majorly flat land consisting of mainly open storage, brownfield uses or operations.

[4] Information obtained by Lands Department iC1000 Digital Land Boundary Map.
[5] Information obtained by Lands Department iC1000 Digital Land Boundary Map.

Figure 2.3 Land Ownership within the Subject Site



2.2.3 Existing Uses

The northern portion of the Subject Site across Yuen Long Highway is largely vacant flatland extending towards Nam Sang Wai. On the contrary to the tranquil rural character in the north, southern portion of the Subject Site is majorly occupied by unappealing brownfield operations and squatters. A number of historic buildings are also found scattered in the brownfield sites, which include Pun Uk, a Grade 1 Historic Building locates adjacent to Pok Oi Hospital, and Lau Village Houses, a group of proposed Grade 3 Historic Buildings at No. 63, 65, 66, 67 and 68 Tung Shing Lei. The Subject Site is crisscrossed by Yuen Long Bypass Floodway and West Rail Line, which respectively run along the north-south and east-west direction.

Existing conditions of the Subject Site is indicated in ***Figure 2.4***.

Figure 2.4 Aerial View of the Subject Site (Source: Google Earth)



2.2.4 Surrounding Context

As shown in ***Figure 2.5***, the Subject Site is mainly encompassed by vegetated land, a number of "Government, Institution or Community" ("G/IC") facilities, village housing, and residential developments of varying development intensity.

Figure 2.5 Surrounding Uses of the Subject Site



Adjoining the Subject Site at its south are Pok Oi Hospital and the Church of Jesus Christ of Latter-Day Saints – Yuen Long. The southeast corner of the Subject Site adjoins with an area zoned "Green Belt", which is mainly occupied by a burial ground. To its further south across Castle Peak Road – Yuen Long Section are an area comprising of several private residential care homes for the elderly, Yeung Uk Tsuen and Long Shin Estate, a public rental housing development which mainly consists of 3 residential towers from 16 to 20 storeys.

Adjoining the Subject Site at its northwest is a vacant land zoned "Residential (Group D)" ("R(D)") and an area predominantly occupied by fish ponds. According to ES of the approved Nam Sang Wai OZP No. S/YL-NSW/8, the zone "R(D)" is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. Subject to planning permission from the Town Planning Board (TPB), low-rise, low density residential developments may also be permitted. To the further north of the Subject Site across the tributary of Kam Tin River is Nam Sang Wai, an integral part of the Deep Bay wetland ecosystem as well as a famous bird-watching, cycling and picnic location.

To the **immediate east** of the Subject Site are Au Tau offtake and pigging station, Tsing Long Highway and Kam Tin River. To the further east of the Subject Site across Kam Tin River is a cluster of low-dense residential developments with plot ratio (PR) ranging from 0.9 to 1.2, including Park Yoho with building height of 6 to 16 storeys and Riva with building height of 1 to 23 storeys.

To the **immediate west of the southern portion of the Subject Site** across Yuen Long Highway are mainly village settlements including Shan Pin Tsuen and Wong Uk Tsuen as well as the high-rise commercial cum residential development of Grand Yoho with PR of around 5.6[6] and building height ranging from 34 to 41 storeys.

A review of the plot ratio and building height of the surrounding developments reflects a decrease in development intensity and building height from the high-dense residential developments in the town centre to the peripheral medium-to-low-dense residential developments in the northeast through the Subject Site (***Figure 2.6*** and ***Figure 2.7*** refer).

[6] The stated PR refers to the adopted PR in approved Planning Application No. A/YL/139-1. According to approved Yuen Long OZP No. S/YL/23, "Comprehensive Development Area" to the immediate north of Castle Peak Road in Area 15 is subject to *"a maximum domestic PR of 5 for a domestic building or a maximum non-domestic PR of 9.5 for a non-domestic building. For a building that is partly domestic and partly non-domestic, the PR for the domestic part of the building hall not exceed the product of the difference between the maximum non-domestic PR of 9.5 and the actual non-domestic PR proposed for the building and the maximum domestic PR of 5 divided by the maximum non-domestic PR of 9.5."*

Figure 2.6 Plot Ratio Profile of Residential Developments Surrounding the Subject Site



Figure 2.7 Building Height Profile of Residential Developments Surrounding the Subject Site



2.2.5 Accessibility

The Subject Site, with its adjacency to Yuen Long New Town, is served by a comprehensive and established road and railway network (***Figure 2.8*** refers). The three major trunk roads of Yuen Long Highway, San Tin Highway and Tsing Long Highway connect the Subject Site to Tuen Mun, Kwu Tung and Tsing Yi. The southern portion of the Subject Site is bounded by Castle Peak Road – Yuen Long Section, a connecting road which links the Subject Site to Ping Shan through Yuen Long New Town.

Figure 2.8 Existing Railway, Roads and Pedestrian Connections at Subject Site



Ho Chau Road, Long Fai Road, Yuen Long Tung Shing Lei Road and Siu Sheung Road are four existing roads within the Subject Site for providing local connectivity.

Locating within a walkable distance of 8 minutes (i.e. 500m radius) from MTR Yuen Long Station, the Subject Site is provided with efficient mass transportation linkage from Yuen Long to northwest New Territories and urban Kowloon.

In terms of pedestrian linkages, the Subject Site is currently served by three pedestrian subways (***Figure 2.8*** refers). One of them links between the northern and southern portion of the Subject Site across Yuen Long Highway, while the other two separately link the Subject Site to Yuen Long New Town and Yuen Long Kau Hui.

Apart from road and railway connections, the Subject Site is currently served by a local cycle track network along Castle Peak Road – Yuen Long Section extending from Yuen Long New Town to Kam Tin (***Figure 2.9*** refers). With the expected completion of the cycle tracks connecting northwest New Territories (NWNT) and northeast New Territories (NENT) - Tuen Mun to Sheung Shui section by 2020, the

Subject Site will be able to be further reached by cyclist from Tuen Mun and Sheung Shui (***Figure 2.10*** refers).

Figure 2.9 Existing Cycling Tracks Surrounding Subject Site[7]



Figure 2.10 Cycle Tracks Connecting NWNT with NENT – Tuen Mun to Sheung Shui Section[8]



[7] Transport Department (2018). *Cycling Information Centre – Major Cycle Tracks and Parking Sites (Yuen Long)*. https://www.td.gov.hk/mini_site/cic/en/cycling-infrastructure/cycle-tracks-and-parkings/yuen-long.html

[8] Civil Engineering and Development Department (2018). *Cycle Tracks Connecting North West New Territories with North East New Territories – Tuen Mun to Sheung Shui section (Remaining)*. https://www.cedd.gov.hk/eng/projects/major/ntw/nnw7259rs_b html

2.2.6 Planning History

The Subject Site had been covered by statutory plans since the gazette of Nam Sang Wai Interim Development Permission Area (IDPA) Plan No. IDPA/YL-NSW/1 on 17 August 1990. On 12 July 1991, the draft Nam Sang Wai Development Permission Area (DPA) Plan No. DPA/YL-NSW/1 was gazetted, and the Subject Site were found within an "Unspecified Use" area. According to the ES of the same DPA plan, "*urban type comprehensive development may be considered subject to approval by TPB"* in the "Unspecified Use" sub-area where the Subject Site situated in for its "*close proximity to the "Comprehensive Development Area" ("CDA") zoned on the draft Yuen Long OZP"*. As per the ES of the approved Nam Sang Wai DPA Plan No. DPA/YL-NSW/2, the Subject Site, without specific zoning, was "*intended to meet unforeseeable requirements in the long term. Further detailed planning study was therefore required to identify the most appropriate use of land"*.

The Subject Site was first given a specific zoning as "Undetermined" ("U") on the draft Nam Sang Wai OZP No. S/YL-NSW/1, which was exhibited for public inspection under section 5 of the Town Planning Ordinance on 3 June 1994. As stated in the ES of the OZP, the area was zoned "U" for various reasons, including a possible railway proposal which would run through the Subject Site "*pending finalisation of the Railway Development Study"*. Comprehensive planning for the Subject Site was again emphasised for its proximity to the proposed "CDA" on draft Yuen Long OZP No. S/YL/1 and its *"transitional location between urban and rural area*". "*Piecemeal developments/redevelopments would have the effect of degrading the environment and thus jeopardizing the overall planning intention of sustaining Mai Po Nature Reserve"* and thus, should be avoided. "*Under the "U" zone, any private developments or redevelopments are required to prepare master layout plans for approval of the TPB"* to prevent adverse environmental impacts and to ensure the adequate provision of infrastructure, G/IC, open spaces etc. The development intensity should also consider the "*urban type development immediately to the west of the "U" zone and the rural characteristics to the area to its north"*.

On 27 October 2000, the draft Nam Sang Wai OZP No. S/YL-NSW/2 was gazetted and the Subject Site was divided from one single "U" zone to three "U" zones as at present. As stated in the ES of the OZP, the three "U" zones were "*subject to impact from the existing major roads like Castle Peak Road, San Tin Highway and Route 3", and would be affected by the proposed West Rail and Yuen Long Bypass Floodway (YLBF)"*. Since the alignment of WR had been gazetted, the areas were zoned "U" "*pending finalisation of the alignment of YLBF*".

Exhibited for public inspection under section 5 of the TPO on 16 April 2004, the draft Nam Sang Wai OZP No. S/YL-NSW/5 indicated that "*the alignments of West Rail and YLBF had been fixed*" and the Subject Site would retain as "U*" "subject to future land use review"*. Any private developments or redevelopments under the "U" zone would require planning permission from the Board.

No amendments have since been made on the Subject Site subsequent to the draft Nam Sang Wai OZP No. S/YL-NSW/5 gazetted on 16 April 2004. Currently, the Subject Site is still designated as three "U" zones subject to further land use review

as indicated on the approved Nam Sang Wai OZP No. S/YL-NSW/8 gazetted on 17 October 2006. According to ES of the OZP, "*developments within the areas have to be comprehensively planned as piecemeal development or redevelopment would have the effect of degrading the environment and thus jeopardising the long-term planning intention of the areas*".

A summary of the planning history of the Subject Site is provided at ***Table 2.2***. It reveals that the Subject Site has stayed "Unspecified" or "Undetermined" with no uses (not even planned uses, let alone implementation programme) for approximately 28 years. Furthermore, there are no solid plan or implementation programme to take forward the proposed public rental housing development within the Subject Site. The Subject Site has continued to be left idle and underutilised. To fully unleash the development potential of the Subject Site in meeting the urgent demand for land in the territory, a comprehensive review of the Subject Site is considered timely and essential.

Table 2.2 Planning History of Subject Site

Plan No.	Date of Issue	Zoning	Planning Intention	Permitted Uses
IDPA/YL-NSW/1	17/08/1990	N/A	N/A	• Agricultural Use • Amenity Area • Ancestral Hall • Burial Ground and Grave • Footpath • Nullah • Open Space • Park and Garden • Pedestrian Area • Picnic Area and Barbeque Spot • Plant Nursery • Playground/Playing Field • Police Post • Post Office • Public Utility Pipeline and Cable • Rural Committee Building • Shrine
DPA/YL-NSW/1	12/07/1991	"Unspecified Use" @	N/A	• Agricultural Use • Ancestral Hall • Burial Ground • Plant Nursery • Police Post/ Police Reporting Centre • Post Office • Rural Committee Building • Shrine • Tree Plantation
DPA/YL-NSW/2	26/04/1994	"Unspecified Use" @	To meet unforeseeable requirements in the longer term	• Agricultural Use • Ancestral Hall • Burial Ground • Plant Nursery • Police Post/ Police Reporting Centre • Post Office • Rural Committee Building • Shrine • Tree Plantation

Plan No.	Date of Issue	Zoning	Planning Intention	Permitted Uses
S/YL-NSW/1	03/06/1994	"Undetermined"	Pending finalisation of the Railway Development Study and preparation of layout plan to guide development/ redevelopment in an orderly manner	N/A
S/YL-NSW/2	27/10/2000	"Undetermined"#	Pending finalisation of the alignment of Yuen Long Bypass Floodway	N/A
S/YL-NSW/3	18/05/2001	"Undetermined"	Pending finalisation of the alignment of Yuen Long Bypass Floodway	N/A
S/YL-NSW/4	05/02/2002	"Undetermined"	Pending finalisation of the alignment of Yuen Long Bypass Floodway	N/A
S/YL-NSW/5	16/04/2004	"Undetermined"	Subject to future land use review	N/A
S/YL-NSW/6	11/03/2005	"Undetermined"	Subject to future land use review	N/A
S/YL-NSW/7	09/12/2005	"Undetermined"	Subject to future land use review	N/A
S/YL-NSW/8	27/10/2006	"Undetermined"	Subject to future land use review	N/A

@ "Unspecified Use" area is an area not zoned or set apart under section 4(1) of the TPO
# Subject Site was divided from one single "U" zone to three "U" zones

2.2.7 Previous Planning Applications

Over the past 28 years, a total of 34 applications for planning permission at different parts of the Subject Site were submitted in accordance with section 16 of the TPO. These applications consist of 10 approved applications for permanent uses, 7 approved applications for temporary uses, 15 rejected applications for permanent uses and 2 reject application for temporary uses. Applied uses mainly include petrol filling station, temporary public car park and residential developments. Nevertheless, majority of the submitted applications were largely piecemeal or temporary in nature. The 10 applications given approval for permanent use by the Town Planning Board are listed in ***Table 2.3***.

Table 2.3 Approved Planning Applications for Permanent Use at the Subject Site

Application No.	Applied Use	Location	Approval Date	Date of which the Application is Valid Until
A/DPA/YL-NSW/23	Extension with ancillary restaurant and facilities to an existing motel	DD 115 Lots 780, 784, 788, 790B, 792, 793 & 1519	17/12/1993	17/12/1995
A/YL-NSW/15	Residential Development with Preservation of Pun Uk	DD 115 Lots 881 to 885, 879, 880A1, B1, 889RP, 891, 1318, 1326, 1344 and government land	18/10/1996	27/6/1999 (Class B Amendment valid until 18/04/2003)
A/YL-NSW/17	Petrol Filling Station	DD 115 Lots 780, 784, 788, 790B, 792, 793 & 1519	27/06/1997	27/06/1999
A/YL-NSW/58	Redevelopment of Small Traders New Village Public School	Small Traders New Village (DD 115 Government Land)	30/04/1999	30/04/2002
A/YL-NSW/172	Proposed Comprehensive Residential Development	Lots 592 S.C ss.1 (Part), 592 S.C RP (Part) and 1252 RP (Part) in D.D. 115	14/12/2007	14/12/2011 (Class B Amendment valid until 14/12/2015)
A/YL-NSW/186	Proposed Redevelopment of Religious Institution (Chinese Rhenish Church)	Lots 732 S.A and 732 S.B in D.D. 115	05/12/2008	05/12/2012 (Class B Amendment valid until 5/12/2016)
A/YL-NSW/224	Proposed Residential Development, Filling and Excavation of Land	Lots 592 S.C ss.1A, 592 S.C4 and 1252 S.C in D.D. 115, Nam Sang Wai, Yuen Long	23/05/2014	23/05/2018
A/YL-NSW/233	Proposed Residential Development, Filling and Excavation of Land	Lots 592 S.C ss.1 S.A, 592 S.C ss.4 and 1252 S.C in D.D. 115	22/01/2016	22/01/2020
A/YL-NSW/204	Proposed Columbarium	Lots 879, 880 S.A ss1, 880 S.B ss1, 881 to 885, 889 RP (Part), 891 (Part), 1318, 1326, 1344 (Part) in D.D. 115 and Adjoining Government Land	14/11/2017	14/11/2021
A/YL-NSW/263	Proposed Religious Institution (Church)	Lots 732 S.A and 732 S.B in D.D. 115	08/12/2017	08/12/2021

The more recently approved planning applications at the Subject Site comprise of a residential development (Application No. Y/YL-NSW/233), a columbarium (Application No. Y/YL-NSW/204) and a religious institution (Application No. Y/YL-NSW/263) (***Figure 2.11*** refers). PR of two of the above proposed developments are 0.74, whereas that of the remaining development is of 0.95. Yet, scattered in nature, the proposed developments are incapable of fully unleashing the potential of the Subject Site. Given its close proximity to Yuen Long New Town,

the Subject Site should be planned as a new town extension where development intensity could be further increased. This is also in line with the current land supply initiative of increasing development intensity for residential sites located in other density zones of the main urban areas and new towns[9].

Figure 2.11 Location and Broad Development Parameters of Development in respect of Application No. A/YL-NSW/204, A/YL-NSW/233 and A/YL-NSW/263



[9] According to the 2014 Policy Address, as appropriate and where permitted in planning terms, a general increase by approximately 20% in housing sites located in other density zones of the main urban areas and new towns in Hong Kong should be considered. The initiative has since then been adopted as a short-to-medium-term land supply initiatives (LC Paper No. CB(1)996/17-18(05) refers)

3 Potential of the Left-Behind "U" Zone

The above preliminary review of the Subject Site has substantiated its suitability as a short-to-medium term housing land supply. With tracts of vacant flatland with remaining areas occupied by brownfield uses, the Subject Site is considered readily available for development. Locating in close proximity to the Yuen Long New Town, the Subject Site is regarded possessing high opportunity as an extension to the new town to tape on its sophisticated infrastructure for timely provision for much needed housing supply for Hong Kong. Specifically, the Subject Site sits between the high-rise urban developments of Yuen Long New Town in the west and the low to medium-rise residential developments of Park Yoho in the east. It is the missing piece that could be filled in to complete the picture of new town development in Yuen Long. To not squander anymore of this invaluable land resource which has been left forgotten in the past 28 years, this Chapter explores in greater detail the site constraints and design considerations in the Subject Site, which serves as the foundation for putting forward the Indicative Development Proposal at the Subject Site.

3.1 Site Constraints

3.1.1 Presence of Sites with Historic Interests

Based on the list of the 1,444 historic buildings with assessment results published by Antiquities Advisory Board (AAB) as at August 2018, Pun Uk to the immediate west of Pok Oi Hospital was accorded with the status of Grade 1 Historic Building on 4 February 2010. Noting a planning permission was given to a proposed development consists of a columbarium cum preservation and revitalisation of Pun Uk for cultural museum and management office use (Application No. Y/YL-NSW/204), due respect will be given to this approved application for the conservation of Pun Uk. The list also indicates that the Lau Village Houses at No. 63, 65, 66, 67 and 68 Tung Shing Lei are awaiting confirmation as historic buildings with Grade 3 status. Considerations shall be given to preserve these items of historic merits and their immediate environs.

In addition, Small Traders' New Village to the immediate north of Pun Uk and Pok Oi Hospital is one of the two villages established and managed by co-operative society in Hong Kong. The Village was built in 1964 by a group of small-scale market traders who aim to improve their living environment based on cooperation[10]. The Village is hence jointly owned, managed and maintained by the villagers through the co-operative society, a democratically-controlled enterprise. Given its unique context, considerations should be given to retaining Small Traders New Village in the proposed development. In addition, taking into consideration the planning permission for temporary social welfare facility (integrated community

[10] HK01 (2016). *【合作社】元朗小販集腋成「村」　夾錢起樓公投村長　50 年不變？, https://www.hk01.com/社區專題/60666/合作社-元朗小販集腋成-村-夾錢起樓公投村長-50 年不變*

service centre) at the Former Small Traders New Village Public School for a period of 5 years (Application No. A/YL-NSW/264),

Location of the sites with historic interests in the Subject Site are illustrated in ***Figure 3.1***.

Figure 3.1 Location of Sites with Historic Interests within the Subject Site



3.1.2 Alignment of the Yuen Long Bypass Floodway

In view of the severe flooding in Yuen Long Town and its peripheral village areas, the YLBF was constructed in 2006 to intercept runoff into Yuen Long catchment area. The infrastructure consists of an approximately 3.8km long drainage channel and an inflatable dam and a low flow pumping station (***Figure 3.2*** refers). To maintain the drainage function of YLBF, development should be avoided at the YLBF and its resumption limits.

Apart from the drainage infrastructure, a 7ha engineered wetland adjoining the Subject Site to its north has been provided by the Drainage Services Department (DSD) as a compensatory provision for the ecological loss caused by the construction of YLBF. Careful consideration should be given in planning its neighbouring areas within the Subject Site to ensure that the existing habitat for a wide variety of wild birds, frogs, insects and bats will be retained[11].

[11] Drainage Services Department (2009). *Yuen Long Bypass Floodway*. https://www.dsd.gov.hk/EN/Files/DOC/YLBF_LeafletEN20140807062112.pdf

Figure 3.2 Location of Yuen Long Bypass Floodway, Inflatable Dam and Low Flow Pumping Station[12]



3.1.3 Alignment of West Rail

The alignment of West Rail between Yuen Long and Kam Sheung Road is an elevated section situated on viaduct. It passes through the southern part of the Subject Site in close proximity to the village of Tung Shing Lei, Pok Oi Hospital and Small Traders New Village. Part of it adjoining Pok Oi Hospital is currently fenced off and reserved as an emergency access point for MTR Yuen Long Station. With reference to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (APP-24), all proposals for new building and engineering works within the limits of the railway protection areas (***Figure 3.3*** refers) are subject to special scrutiny of the Government prior to giving any plans and/or consent for commencing construction works in order to safeguard the safety and stability of the railway structure. With reference to Chapter 8 of the Hong Kong Planning Standards and Guidelines (HKPSG), any planning and development matters that may affect the railway protection zones should also be referred to the Railway Development Office of Highways Department for consideration so as to ensure that the railway projects will not be frustrated by other developments. To resolve interface issues with the alignment of West Rail, intensive development underneath the viaduct is not recommended.

[12] Development Bureau (2009). *New Territories North Development Civil Engineering – Drainage and erosion protection 70CD – Yuen Long bypass floodway.* PWSC (2009-10)66. http://www.legco.gov.hk/yr08-09/english/fc/pwsc/papers/p09-66e.pdf

Figure 3.3 Railway Protection Boundary within the Subject Site



While space beneath flyovers and footbridges are often connotated as "negative space", there is an increasing trend to transform these spaces for more beneficial uses. The proposed use should be in compliance with the list of uses considered acceptable or conditionally acceptable beneath flyovers and footbridges as set out in Annex 3 of Chapter 12 of the HKPSG (***Table 3.1*** refers). Some prominent examples for optimizing uses beneath highway/ railway facilities can increasingly be found in Hong Kong, include but not limited to the "Fly the Flyover Operation" in Kwun Tong Business Area, which released space under Kwun Tong Bypass for creative, arts and cultural uses, and the provision of Hong Kong Federation of Women T.S. Kwok Service Centre under Canal Road flyover in Wanchai and Causeway Bay. In similar manner, spaces under the viaduct of West Rail Line at the Subject Site may be transformed into more vibrant uses to optimise land use.

Table 3.1 List of Uses Beneath Flyovers and Footbridges (Source: HKPSG Chapter 12)

(A) Acceptable Uses	
1	Amenity areas (e.g. landscaped areas, plant nurseries)
2	Parking: (a) Car parks to include: (i) Designated public car parks (metered or unmetered) (ii) Car parks leased for the use of private bodies (iii) Car parks used exclusively and specifically by Government Departments (b) Motor cycle/bicycle parking spaces (c) Lorry parking spaces (excluding container vehicles parking) (d) Taxi/Public Light Bus stands (e) Tram/bus/coach stations/termini and concourses (excluding depot) and overnight bus parking

3	Government depots: (a) Maintenance Depot (b) Vehicle detention pounds (c) Vehicle depots
4	Art/commercial advertisement display
5	Government facilities: (a) Police reporting centres (mobile/fixed) (b)Police, ambulance or fire stations (preferably one storey) (c) Public latrines (d) Public bathhouses (e) Government offices
6	Offices of non-government organisations and associations providing convenient public service e.g. charity centres, offices of voluntary organizations, tourism information offices
7	Pedestrian ways/footways
8	Public information booths/vendors
9	Transport operators' ancillary offices and other facilities e.g. MTR/KCR vent shaft, MTR/KCR station entrances
10	Storage of non-inflammable/non-volatile/non-dangerous goods
11	Rescue and emergency centres
12	Automation service booths
13	Newspaper and magazine stands
14	Open florists
15	Recycling products collection points
(B) Conditionally Acceptable Uses	
1	Indoor recreational facilities (e.g. games halls, gymnasia, squash courts)
2	Passive open space (excluding formal/informal games and recreation but including sitting-out-area with adequate buffer or shield from adjacent roads)
3	Community/children/youth/elderly centres without residential/day care services
4	Libraries (mobile/fixed)
5	Arts studios/film studios
6	Tram/rail depots
7	Tractor and trailer parking areas
8	Sewage screening plants/sewage treatment works
9	Purpose-built refuse collection points
10	Public utility installations e.g. electric sub-stations/transformer houses/ pump houses
11	Open showrooms
12	Temporary markets
13	Temporary licensed hawker bazaars without seats (excluding cooked food stalls)
14	Temporary works areas
15	Petrol filling stations except for Liquefied Petroleum Gas (LPG) filling facilities
16	Construction training grounds/centres involving no heavy machinery (for Government/ non-government organisations)
17	Vehicle cleansing services
18	Mobile inoculation centres
19	Recycling facilities involving simple and non-mechanical process
20	Mailbox activities for container vehicles
21	Container storage

3.1.4 Railway and Traffic Noise Consideration

According to Section 4 of Chapter 9 of the HKPSG, siting of residential developments close to and with direct line-of-sight to railways and roads with heavy traffic should be avoided to maintain noise impacts at acceptable levels. As in the case of the Subject Site, a buffer distance of 50 m (with screening) between residential developments and trunk roads including Yuen Long Highway, Tsing Long Highway and Castle Peak Road – Yuen Long Section should be adopted. For railway noise, by making reference to the distance between existing residential

developments in Yuen Long New Town and the same West Rail Line, a buffer distance of about 25m from the railway track should be employed for the more sensitive residential uses. Yet, it should be noted that the above recommendations are suggested from high-level town planning perspective only. Advice from relevant authority/ departments not limited to Environmental Protection Department shall be sought in determining the actual buffer distance needed, with consideration of the actual operational characteristics of the railway system of West Rail Line.

3.1.5 Working Corridor for Overhead Transmission Lines

A 400 kV overhead transmission lines and pylons are found within the Subject Site (***Figure 3.4*** refers). According to Section 2 of Chapter 7 of the HKPSG, space should be reserved for a preferred working corridor of 50 m along both side of the alignment of the 400 kV overhead transmission lines (OHLs) for the purpose of protecting the route of the OHLs and providing sufficient space for pylon operation, inspection, maintenance, repair, renewal and removal (***Figure 3.5*** refers). In areas outside the preferred working corridor, building developments will not be restricted with the furnishing of emergency vehicular access, wherever appropriate as required by Fire Services Department. During detailed design stage, in areas within the 50m working corridor, agreement from Electrical and Mechanical Services Department, Fire Services Department and the electricity supplier must be sought before the commencement of any development or building works to ensure compliance of safety and health considerations. Yet, it should be noted that the above requirements are suggested from high-level town planning perspective only and subject to change to suit detailed engineering requirements.

Figure 3.4 Location of 400 kV OHL within Subject Site



Figure 3.5 Preferred Working Corridor for 400kV OHL supported on Pylon (Source: HKPSG Chapter 7)



Source : CLP Power Hong Kong Limited

A summary of the identified site constraints is provided in ***Figure 3.6***. It should be noted that sites with historic interests, YLBF and low flow pumping station contribute to spatial constraints owing to their current occupation and are considered not developable. On the other hand, the required buffers from alignment of MTR West Rail Line, trunk roads and 400Kv OHL as well as Railway Protection Area pose only restrictions on development layout and can be considered for other uses such as open space. A summary of the developable areas within the Subject Site is provided in ***Figure 3.7***.

Figure 3.6 Summary of Identified Site Constraints of the Subject Site

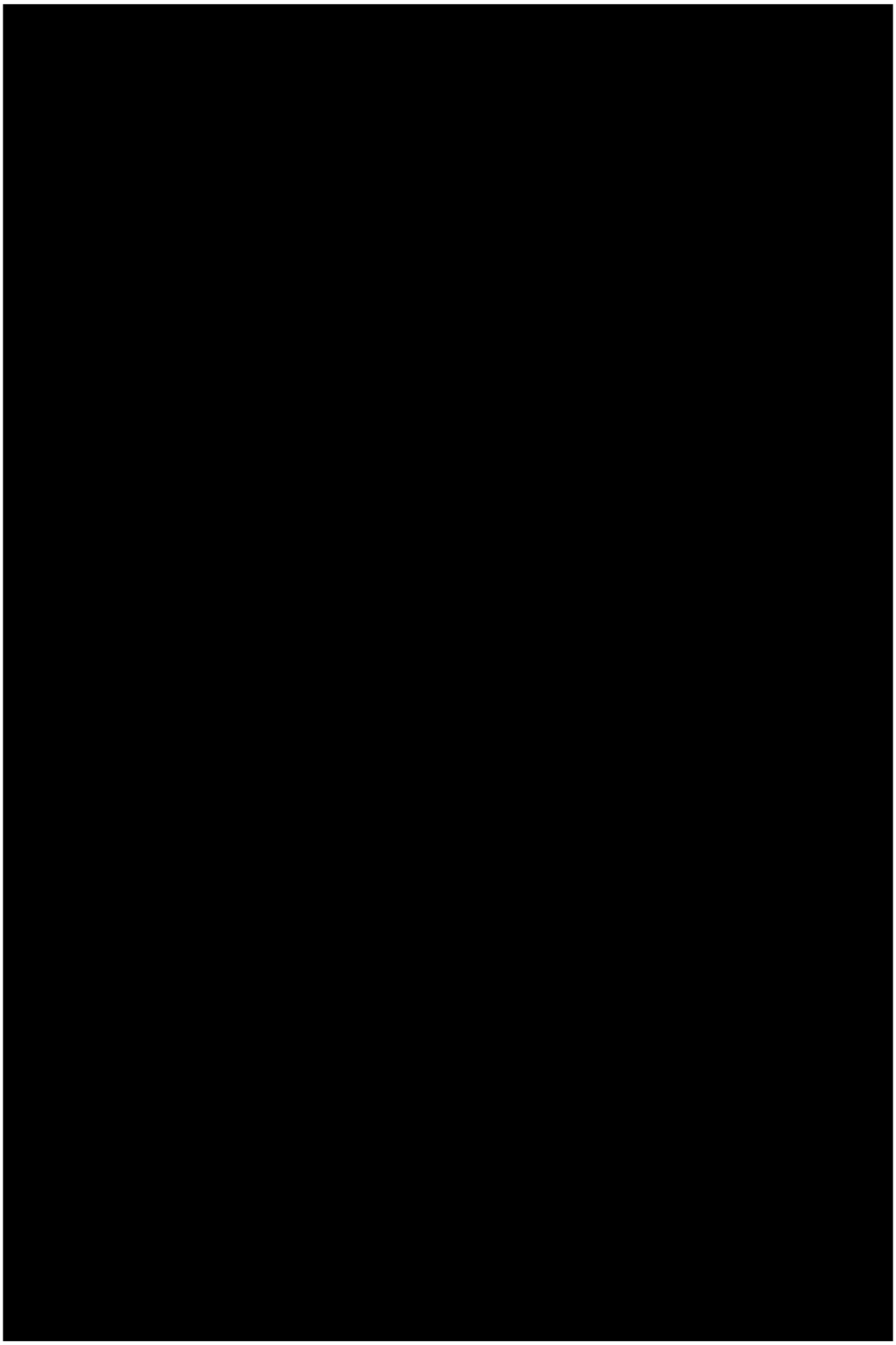
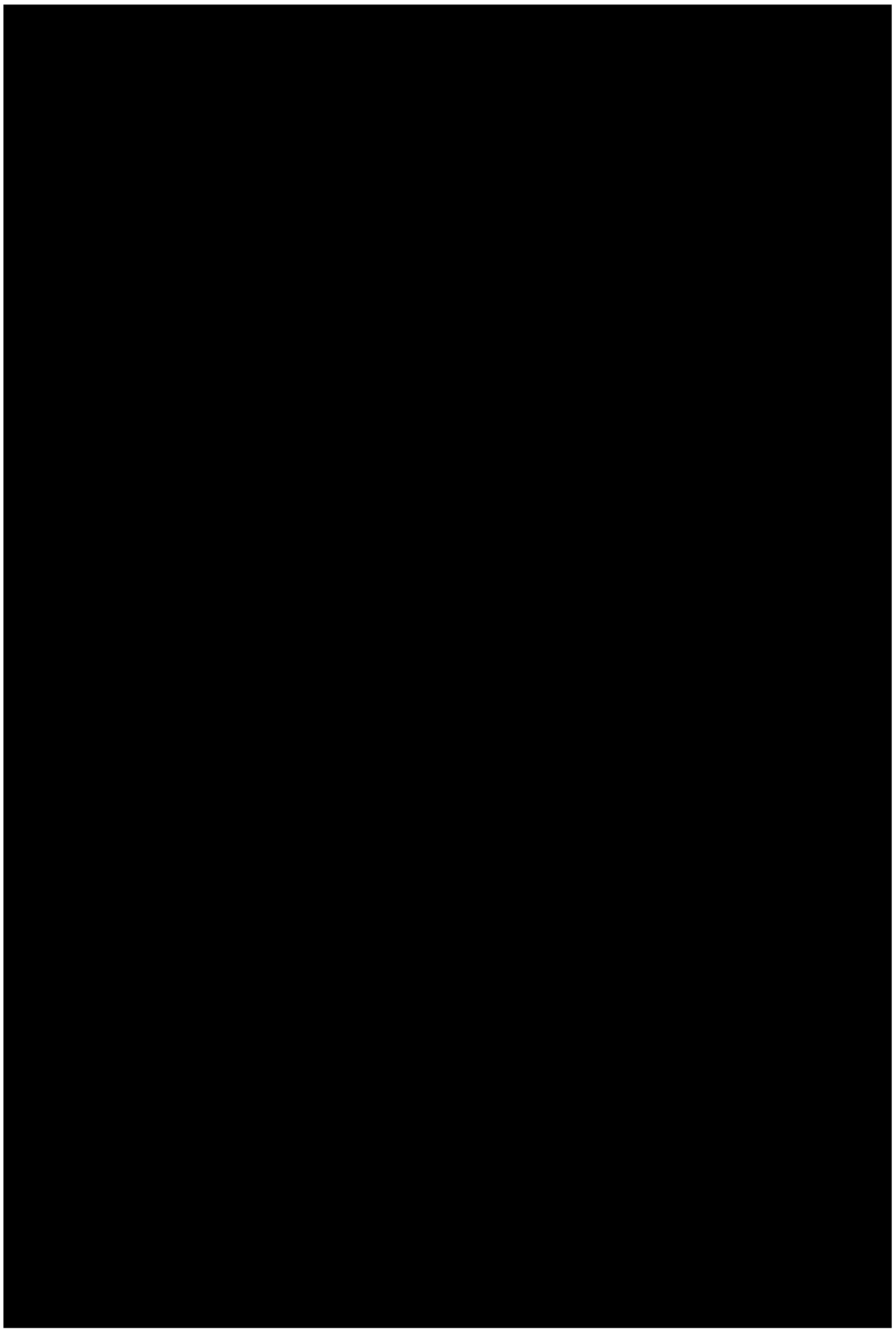


Figure 3.7 Summary of Developable Area of the Subject Site



3.2 Design Considerations

In addition to the aforementioned site constraints, a number of design considerations have also been formed to guide the formulation of the Indicative Development Proposal. The design considerations and principles are detailed as follows.

3.2.1 Creating a New Town Extension for More Effective Use of Land Resources

As discussed in ***Section 2.2***, the Subject Site situates 200m from Yuen Long New Town and is already well supported by an established and comprehensive road, railway and cycling networks. Together with its sizeable land area, the Subject Site is of high potential to be developed as an extension of Yuen Long New Town where comprehensive development could be accommodated for more effective sharing of land resources. Existing open space, community, retail and transport facilities in Yuen Long New Town could serve future residents of the Subject Site. Vice versa, new facilities provided in the future development of the Subject Site could complement and diversify the choices for existing residents in Yuen Long New Town and inject vibrancy in the neighbourhood.

In terms of massing and development intensity, careful considerations should be given to the surrounding character of the Subject Site. Sandwiched between Yuen Long New Town and Park Yoho, the Subject Site is surrounded by urban-type developments to its immediate west and areas with rural characteristics to its north. A built-form with gradation in development intensity and could smoothly resolve the interface between high-dense urban areas and medium to low-dense rural settlements should therefore, be realised. In particular, the southern portion of the Subject Site, being nearest to the town centre and Castle Peak Road-Yuen Long Section, is considered suitable for high-density public rental housing developments so as to optimise development potential.

3.2.2 Providing Sufficient G/IC Facilities to Meet Local Needs

Taking into consideration the population capacity of the Subject Site, sufficient land shall be reserved for the provision of Government, Institution or Community (G/IC) facilities to serve the local population. Although there is noticeable surplus of G/IC provision in Yuen Long New Town (***Table 3.2*** refers), Local G/IC facilities such as nursery and kindergartens, primary schools, integrated children and youth service centre, sub divisional police station, post office and community hall are recommended for incorporation at the Subject Site to further enhance the quality of living for future residents. This also aligns with the more generous space standards for GIC facilities as set out in "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (HK2030+), which has adopted a higher provision ratio of 3.5m^2 per person[13].

[13] LC Paper No. CB (1)461/16-17(01) refers.

Table 3.2 Provision of G/IC Facilities in Yuen Long Town[14]

Type of Facilities	HKPSG Standard	HKPSG Requirement (based on planned population)	Provision		Surplus/Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Nursery/ Kindergarten	26 classrooms for 1,000 children aged 3 to 6	107 classrooms	141.00	148.00	+41.42 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11	370 classrooms	361.00	451.00	+80.64 classrooms
Secondary School	1 whole-day for 40 persons aged 12-17	270 classrooms	429.00	459.00	+188.59 classrooms
District Police Station	1 per 200,000 to 500,000 persons	0.39	1.00	1.00	+0.61
Divisional Police Station	1 per 100,000 to 200,000 persons	0.98	1.00	1.00	+0.02
Hospital	5.5 beds per 1,000 persons	1073.23 beds	0 beds	0 beds	-1073.23 beds*
Clinic/Health Centre	1 per 100,000 persons	1.95	3.00	3.00	+1.05
Magistracy (with 8 courtrooms)	1 per 660,000 persons	0.30	0.00	0.00	-0.30*
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24	2.66	2.00	3.00	+0.34
Integrated Family Services Centre	1 for 100,000 to 150,000 persons	1.24	3.00	4.00	+2.76
Library	1 district library for every 200,000 persons	0.98	1.00	2.00	+1.02
Sports Centre	1 per 50,000 to 65,000 persons	2.86	3.00	5.00	+2.14
Sports Ground/Sport Complex	1 per 200,000 to 250,000 persons	0.74	1.00	1.00	+0.26
Swimming Pool Complex – standard	1 complex per 287,000 persons	0.65	1.00	1.00	+0.35

* Hospital bed and magistracy provision are determined on a regional basis. The regional deficit of hospital bed would be served by Pok Oi Hospital.

3.2.3 Furnishing Adequate Open Space to Uplift Liveability

Similar to G/IC provision, there is a noticeable surplus in the provision of open space in the immediately adjacent Yuen Long Town (***Table 3.3*** refers). Despite the nearby provision, it is considered that suitable amount of land shall also be reserved for public open space to serve the local population within the Subject Site to encourage recreational pursuits. It also aligns with the more generous space

[14] Annex VII of RNTPC Paper No. 9/15 refers.

standards for open space as stated in (HK2030+), which has adopted a higher provision ratio of 2.5m^2 per person[15].

Based on the assumption that Local Open Space will be furnished within individual residential development plots in the future, a minimum of 1m^2 District Open Space per person shall be provided in the future development. Location of the open space should be carefully considered to ensure that they are provided with convenient access, foster community interactions and connect various points of interests within the Subject Site (e.g. historic features). In particular, the proposed open space could be incorporated into a landscape network which promotes connection between Yuen Long town centre and Park Yoho through the Subject Site.

Table 3.3 Provision of Open Space in Yuen Long Town[16]

Type of Facilities	Planned Population	HKPSG Requirement (based on planned population)	Provision		Surplus/Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Local Open Space	10 ha per 100,000 persons	18.57ha	17.46	30.80	+12.23ha
District Open Space	10 ha per 100,000 persons	18.57ha	7.39	28.46	+9.89ha

3.2.4 Integrating Existing Sites of Historic Interests

Multiple sites of historic interests including Pun Uk, Lau Village Houses, Small Traders New Village and Former Small Traders New Village Public School have been identified at the Subject Site. Since these built heritages have significant socio-cultural values for local communities, they should be given due consideration in land use planning and development. For instance, these important assets of the city should be preserved and integrated into the future open space network to provide an attractive environ and attractive heritage attractions in Hong Kong.

3.2.5 Due Consideration to Existing Ecological Attributes

According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C), the northwest and northeast portion of the Subject Site are respectively found within the Wetland Buffer Area (WBA) and Wetland Conservation Area (WCA) of the Deep Bay Area (***Figure 3.8*** refers). Special considerations should be given to the land use planning and development within these parts of the Subject Site to prevent loss of fish ponds and habitat fragmentation as well as to mitigate against negative impact from undesirable land uses and human disturbance. As recommended in TPB PG-No. 12C, development in the area should take on a "precautionary approach" and adhere to the principle of "no-net-loss in wetland" so as to maintain the ecological integrity of the Deep Bay Area.

[15] LC Paper No. CB (1)461/16-17(01) refers.
[16] Annex VII of RNTPC Paper No. 9/15 refers.

Figure 3.8 Areas of which the Subject Site Falls Within WBA and WCA



More specifically, area within the WCA is intended to *conserve the ecological value of the fish ponds which form an integral part of the wetland system in the Deep Bay Area.* Subject to the submission of ecological impact assessments, types of activities considered within the WCA should be related to conservation, environmental education or essential infrastructure projects. Yet, taking into account that the parts of the Subject Site falling within the WCA, a holistic design for the area should be adopted to realise wetland enhancement with improvement in ecological value while providing limited scale of residential development to optimise land use.

The planning intention of the WBA, on the other hand, is *to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds*. Subject to satisfactory ecological and other impact assessments, proposals for residential/recreational developments on degraded sites within the WBA with the aim to remove/replace existing open storage or container back-up uses and/or to restore lost wetlands may be sympathetically consideration by the TPB. Other types of activities which may be considered consist of wetland restoration, recreation and residential development.

A summary of design considerations of the Subject Site is provided at **Figure 3.9**.

Figure 3.9 Summary of Design Considerations of the Subject Site



3.3 Development Potential of the Subject Site

Based on the aforementioned site constraints and design considerations, a vision for creating a Country Terrace at the Subject Site has been established. This vision takes into account the favourable geographic positioning of the Subject Site in close proximity to Yuen Long New Town and relation to the adjacent Park Yoho and Nam Sang Wai wetland area.

An Indicative Development Proposal has been formulated in this Section, for indicative purpose to visualize the potential land use and development potential that can be achieved at the forgotten "U" zone at the Subject Site. The Indicative Development Proposal is formulated based on town planning perspective only. Other considerations including but not limited to architectural, infrastructure, engineering, traffic, landscape, environmental, ecological, geological, visual, air ventilation etc. are not considered in this Report.

3.3.1 Design Principles

Capturing the Development Potential of the Subject Site

The Subject Site is a valuable land asset, which is uniquely situated in close proximity to the existing MTR Yuen Long Station. The development potential of the Subject Site should be well explored and optimized. The Subject Site also addresses the local needs of the new population, in terms of community services and open space requirements.

While considering the development potential of the Subject Site, the development potential in relation to its surrounding context has been thoroughly reviewed, to create an extension of Yuen Long New Town, while not compromising its urban and natural context.

Aligning with Yuen Long New Town

To capture the advantage of the Subject Site that is already served by the sophisticated vehicular connections to Yuen Long New Town and rest of Hong Kong, the major part of the development intensity is concentrated in between Castle Peak Road and Yuen Long Highway. The mixture of public rental housing and private housing creates a mixed neighbourhood, while making optimal use of the development potential of the land.

Centrally located within the neighbourhood is a large landscape linear peak around which the residential zones are located. This green and sustainable heart of the Subject Site aims to provide opportunities for a sustainable and active lifestyle while simultaneously providing sufficient leisure facilities for the surrounding residents.

The proximity and accessibility of the Subject Site to Yuen Long New Town, creates the opportunity to provide additional public facilities with optimal catchment areas.

As defined in the United Nations Sustainability Development Goals, social inclusion is a process of improving the terms for individuals and groups to take part in the society. It aims to empower marginalised people to enjoy equal access to markets, services, social and physical space. The concept echoes with the integration and support of lower income neighbourhood in the area. Adequate space and public facilities together with appropriate commodities retails for instance social enterprise can enrich the inclusiveness of the marginalized residents to the society.

Respecting the Natural Context

Celebrating the existing wetland areas of Nam Sang Wai towards the north of the Subject Site, the proposed scheme has lowered the development intensity in the north to create a compatible living environment. The development intensity follows surrounding intensities creating a buffer zone between the urban centre and the natural wetland area.

A stepping down profile of the building heights towards the north of the Subject Site provides optimal compatibility of the proposal with its surroundings. While taking into account the existing floodway, the development clusters function as individual settlements in a green and natural context.

Public Open Space Provision

One of the key considerations of the development is to ensure the quality of public spaces provided is of a high standard. This should not only include the intrinsic characteristics of the public spaces themselves but also appropriate measures to maximise access, strategies to improve the interaction with surrounding public

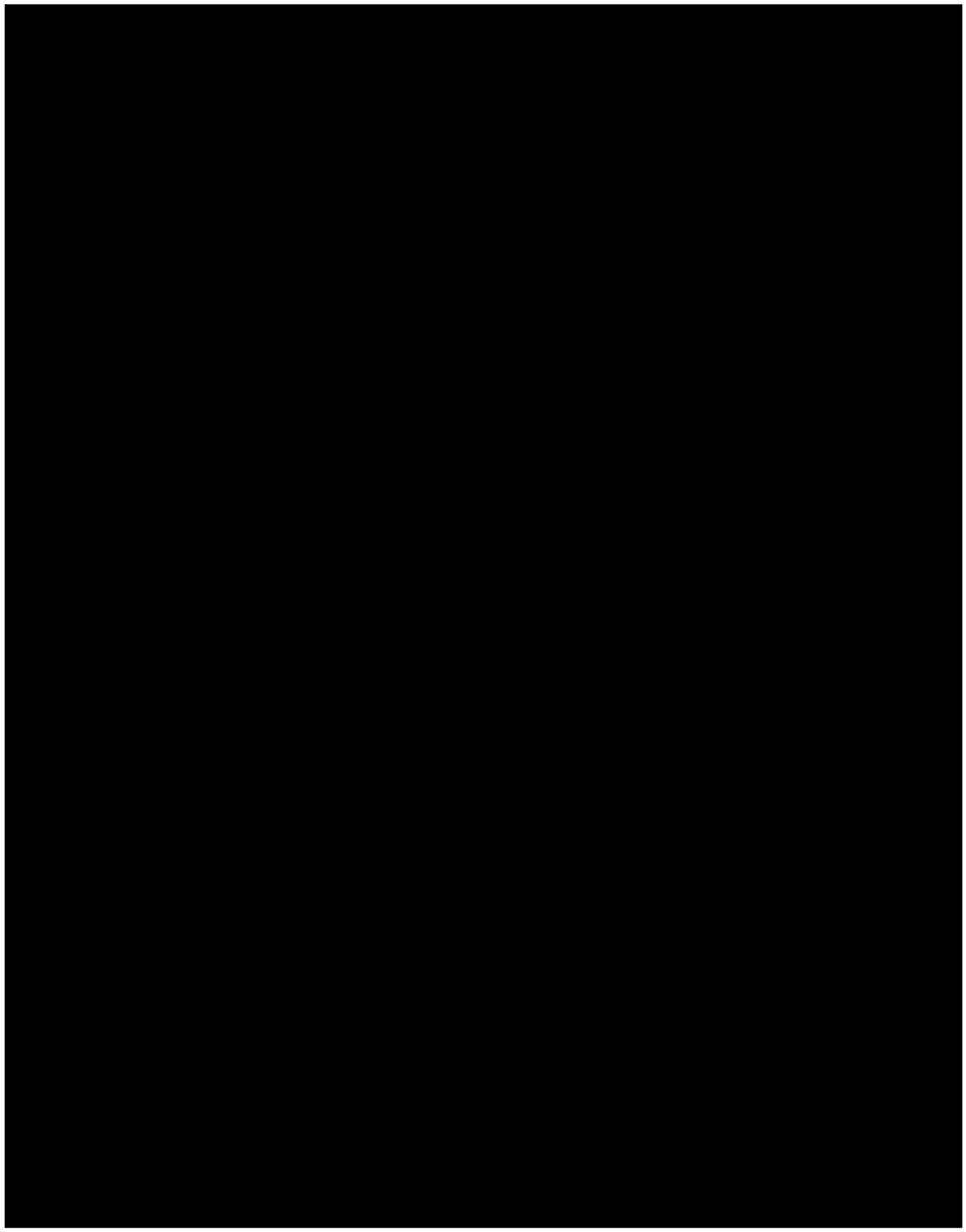
spaces as well as the activities that can enhance the vibrancy of the urban environment.

Major public open space provided in the Subject Site focuses on the central location and connectivity of the public open space in relation to the development intensity. With the provision of not less than 4.5ha of public open space, following the design standards set out in the HKPSG open space provision per resident, the development area will be improved in terms of accessibility and living quality.

3.3.2 Indicative Development Themes

Considering the characteristics of different sub-areas, indicative development themes at the Subject Site are put forward as shown in **Figure 3.10**.

Figure 3.10 Indicative Development Themes



Themed Area 1: Landscape Avenue

Playing a central role in the development proposal, the Landscape Avenue provides a large leisure and recreational space in the heart of the Subject Site. Adjacent public and private housing developments are expected to benefit from connectivity to the landscape avenue which promotes a sustainable and healthy living environment.

The Landscape Avenue is oriented in the east-west direction, providing pedestrian and cycling access towards Yuen Long New Town and Yuen Long MTR Station to the west. While avoiding the busy vehicular connections, this secondary network of relaxed traffic routes has provided the opportunity to explore the area in comfortable environment.

In the east, the landscape avenue is of potential to be further extended so as to activate the areas towards Kam Tin River.

The existing historic cluster at Lau Village Houses are to be integrated within the public open space so as to provide opportunity for adaptive reuse and serve as a public attraction point.

The developments on both sides of the public open space are oriented towards this open space, creating an attractive relation between indoor and outdoor activities. Local retail facilities along the public open space, creating a vibrant living environment.

Themed Area 2: Historic Cluster

A hinge point between Yuen Long New Town and the proposed development is created as a historic cluster which on one hand cherishes the valuable assets within the Subject Site and provides a welcoming access to the neighbourhood. Existing areas, including Pun Uk, Small Traders New Village and adjacent Former Small Traders New Village Public School are intended to be integrated with additional public facilities serving the local population such as a sub-divisional police station.

Themed Area 3: Wetland Park

Adjacent to Nam Sang Wai, a renowned wetland area in Hong Kong, low-intensity development is intended that embraces the integration of wetland area into the Subject Site This provision can serve as an educational starting point to access the wetland area, while preserving the existing ponds.

Themed Area 4: Modern Village

Proximate to the Wetland Park is the Modern Village. Echoing the unique characteristics of the surrounding landscape areas, low density housing is strategically located within the proximity of the natural surroundings to create a secluded village environment with ample access and views to the surrounding areas. Clustering the built areas will enhance the sense of community, while simultaneously provide large areas of Wetland Park.

Themed Area 5: Parkview Living

Adjacent to Shan Pin Tsuen is located Parkview Living area. While making use of the developable land within this area, the provision of access and an additional

public school can benefit both the existing and the new community. Taking into consideration the surrounding context of the area, the development intensity is low, in compatibility with the adjacent village, extending the buffer area between Yuen Long New Town and Nam Sang Wai. The maximum building height is limited to 55mPD which coincides with existing developments in the surroundings.

Themed Area 6: Country Terrace

The development along the Landscape Avenue combines an inclusive and attractive living environment with a healthy lifestyle. A stepped down building height approach, integrates the development well into the surrounding context. With a building intensity of PR6.5 and 5.5 for public rental housing and private housing respectively, the resulting building height, following the stepped building height approach, reaches 120mPD, 105mPD and 95mPD from south to north.

3.3.3 Possible Accesses

Vehicular Accesses

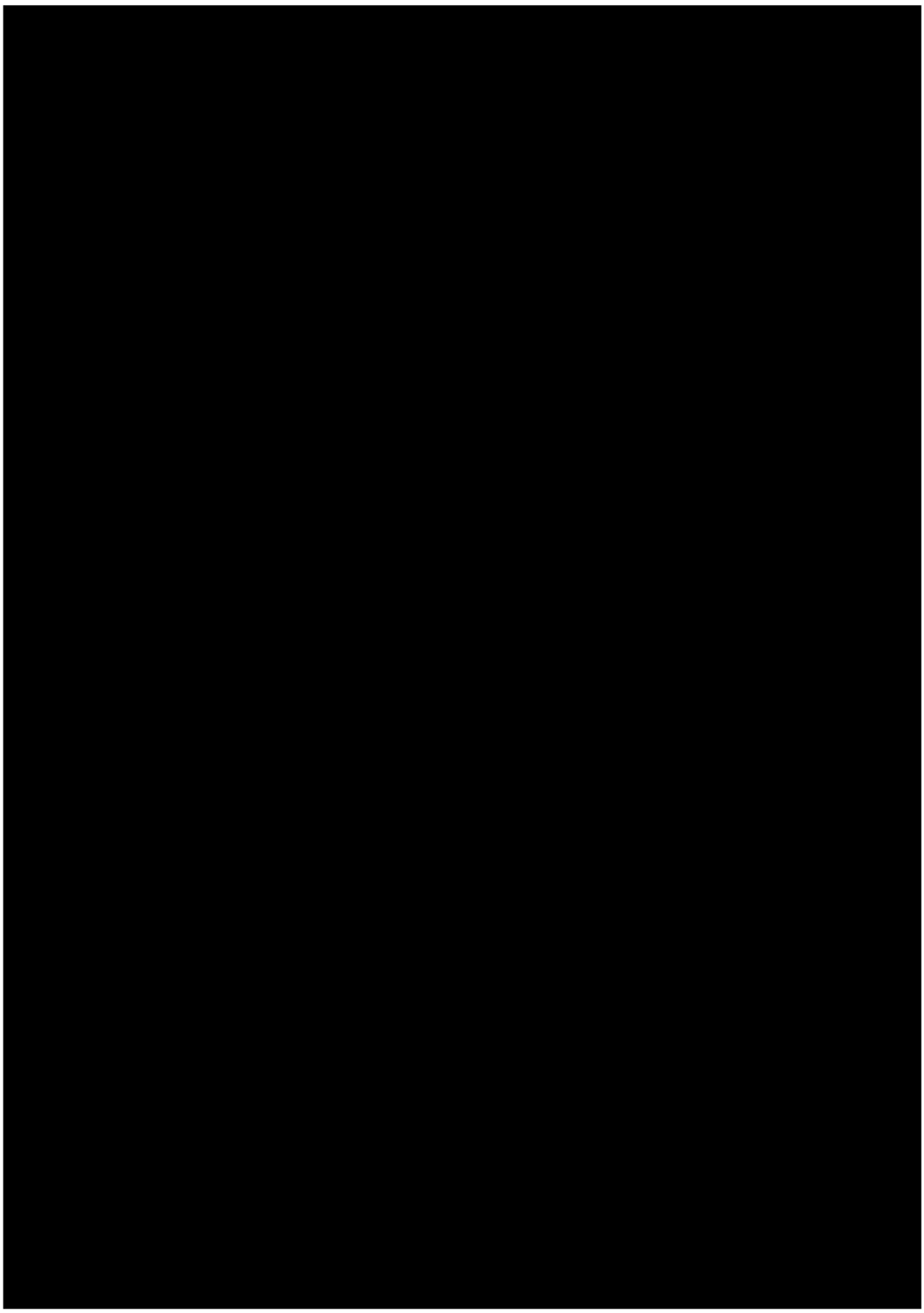
Future development at the Subject Site could clarify the flow of vehicular traffic utilizing the area, while improving accessibility to the residential developments, institutions and communal services. At the same time, careful consideration has been given to minimize the adverse impacts on the area's current traffic arrangement, due to the redevelopment of the sites.

Vehicular access is primarily arranged along the embankments of the YLBF (***Figure 3.11*** refers). By expanding the existing tracks, combined with footpaths and cycling routes, optimal use of land can be ensured while providing direct access to the adjacent development sites.

Access to the development areas to the southwest of the YLBF, follow the existing alignment of the access arrangement nearby Pok Oi Interchange.

Access to the development areas sandwiched between the Yuen Long Highway and YLBF is arranged by upgrading the existing traffic alignment adjacent to the YLBF Inflatable Dam and Low Flow Pumping Station.

Figure 3.11 Possible Accesses of the Subject Site in the Indicative Development Proposal



Enhancing Pedestrian Linkages

Design of the redevelopment of the Subject Site targets to maximize integration with the existing pedestrian network. The new developments should therefore aim to create a stable interface to support pedestrian access to the surrounding areas,

while simultaneously providing a comfortable and efficient access to the development sites.

Making use of the existing pedestrian passage under Yuen Long Highway, pedestrian and cycling access to the development site can be arranged in the form of a dedicated slow-traffic network, avoiding the congested roadside access to the development. This slow-traffic network makes use of the large linear open space in the development site, the Landscape Avenue, to establish a high-quality connection to the development and its immediate surroundings.

Enhancing pedestrian mobility is key to improving the quality of the urban environment and contributing to a healthy lifestyle while also relieving some of the traffic congestion in the area. It is therefore crucial that the system of pedestrian flows is considered holistically and integrated with the existing surrounding context, such as the Nam Sang Wai education trail, expanding accessibility of the existing network.

3.3.4 Sustainable Planning and Green Building Design

Promoting Visual and Air Permeability

To enhance the quality of the urban environment, future development at the Subject Site should aim to retain and create, as much as possible, visual and ventilation corridors through the Study Site. To enhance the wind flow for pedestrians and users of public spaces, air ventilation should also be carefully considered to allow adequate ventilation corridors and appropriately configure those parts of the building (such as the podium) that can have the greatest impact on ground level air flow. These should be carefully considered during detailed design stage should the proposed development at the Subject Sites are to be pursued in the future.

Sustainable Building Design Guidelines (SBDG)

The SBDG are considered a key component to enhance the sustainability credentials of the redevelopment, and support the improvement of the Hong Kong urban environment in terms of greening and air ventilation. As such, it is important for all development scheme options to follow the guidelines during detailed design stage.

Green Building Design

Green building design elements such as efficient energy and water use in a building and good indoor environmental quality should also be encouraged. This would be considered at the detailed design stage where appropriate.

3.3.5 Delineation of Development Areas

Figure 3.12 indicates the delineation of development areas at the Subject Site (Description refers to ***Table 3.4***). The Subject Site is geographically delineated into Site A, B and C. Excluding the areas reserved for YLBF (i.e. A4 and C5), low flow pumping station (i.e. A3) and existing developments with sites of historic interests

(i.e. C6), the Subject Site is subdivided into a total of 7 potential development areas, namely A1, A2, B, C1, C2, C3 and C4[17].

With regard to Site A, the northeast portion of the Subject Site, A1, is sandwiched between YLBF and Yuen Long Highway and amounts to a site area of approximately 24,000m^2. A2 is the largest development area and occupies a site area of around 103,000m^2 in the farthest north of the Subject Site.

Locates at the northwest portion of the Subject Site, Site B accounts for a site area of approximately 35,000m^2.

Site C is the southern portion of the Subject Site. To the south of the West Rail Line is C1 with a site area of approximately 60,000m^2. C2 occupies an area of around 81,000m^2 and locates to the north of the West Rail Line. C3, to the west of YLBF, has a site area of around 25,000m^2. With a site area of approximately 45,000m^2, C4 is reserved for provision of public open space and is not countable for plot ratio calculation.

[17] A1, A2, B, C1, C2 and C3 include areas where domestic/non-domestic developments as well as its related road, streetscape, utilities, G/IC provision etc. are provided. Public open space is also provided within the above development areas. For C4, it is for provision of public open space and is not countable for plot ratio calculation.

Figure 3.12 Delineation of Development Areas at the Subject Site

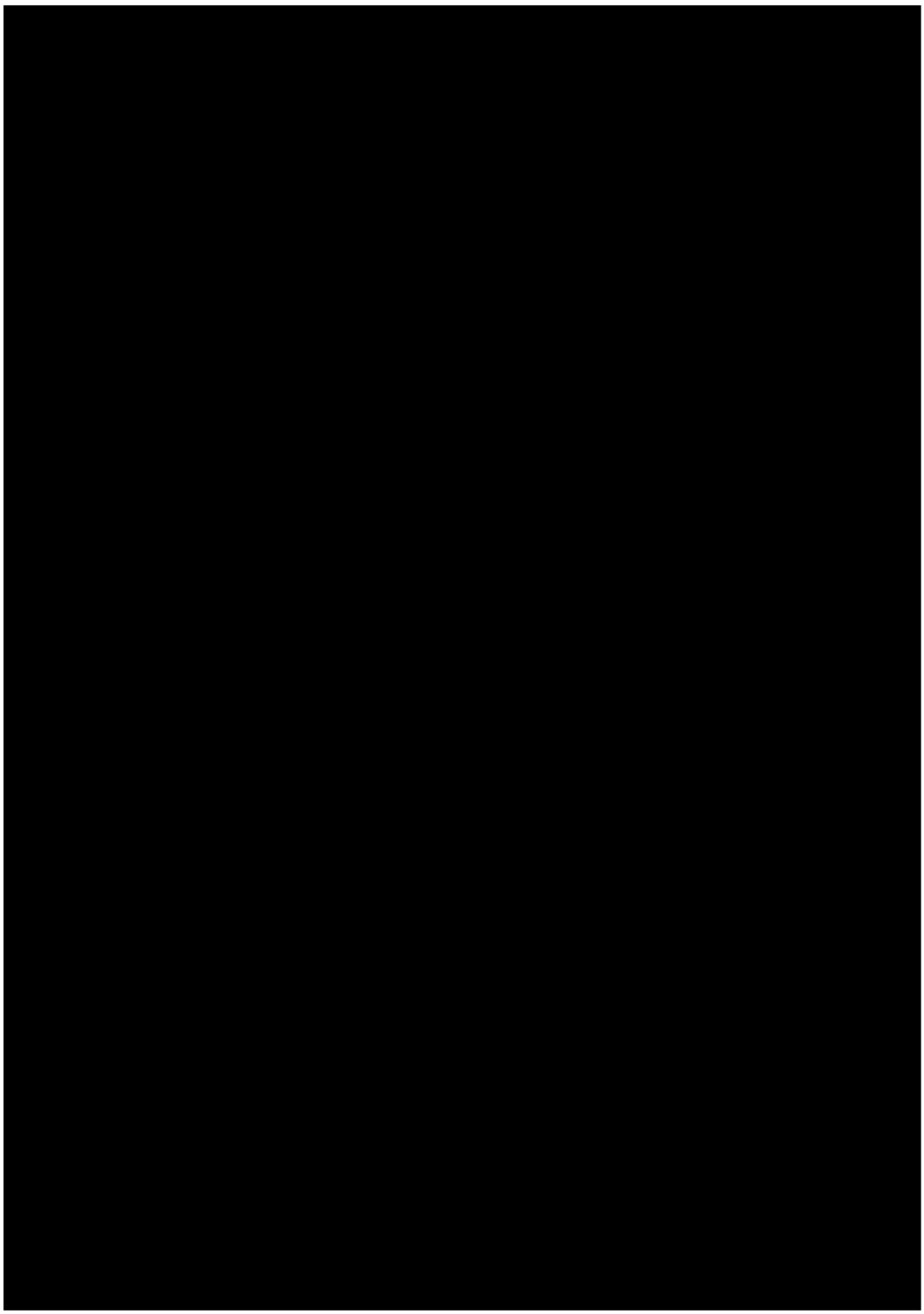


Table 3.4 Description of Development Areas and Areas to be Retained

Potential Development Area	Description
A1	Nam Sang Wai Curve
A2	Modern Village and Wetland Park
B	Parkview Living
C1	Country Terrace South

C2	Country Terrace North
C3	Country Terrace West
C4	Landscape Avenue (not countable for plot ratio calculation)
Areas to be Retained	Description
A3	YLBF Low Flow Pumping Station
A4	YLBF
C5	YLBF
C6	Historic Cluster

3.3.6 Proposed Development Parameters

3.3.6.1 The Proposed Scenario

The proposed development at the Subject Site is intended to furnish a well-balanced residential neighbourhood in terms of housing mix and development parameters that is compatible with the surrounding context. For the 6 identified development areas within the Subject Site (i.e. Site A1, A2, B, C1, C2, C3) as mentioned in ***Section 3.3.5*** above.

Under the above assumptions, the Proposed Development at the Subject Site will accommodate about 15,600 housing units, with a 52:48 public (average flat size of 75m^2)/private (average flat size of 50m^2) housing ratio. This resultant in a total population of about 45,000. This housing unit provision is anticipated to contribute to 41% of the Government's annual targets of both public rental housing unit and private housing units[18].

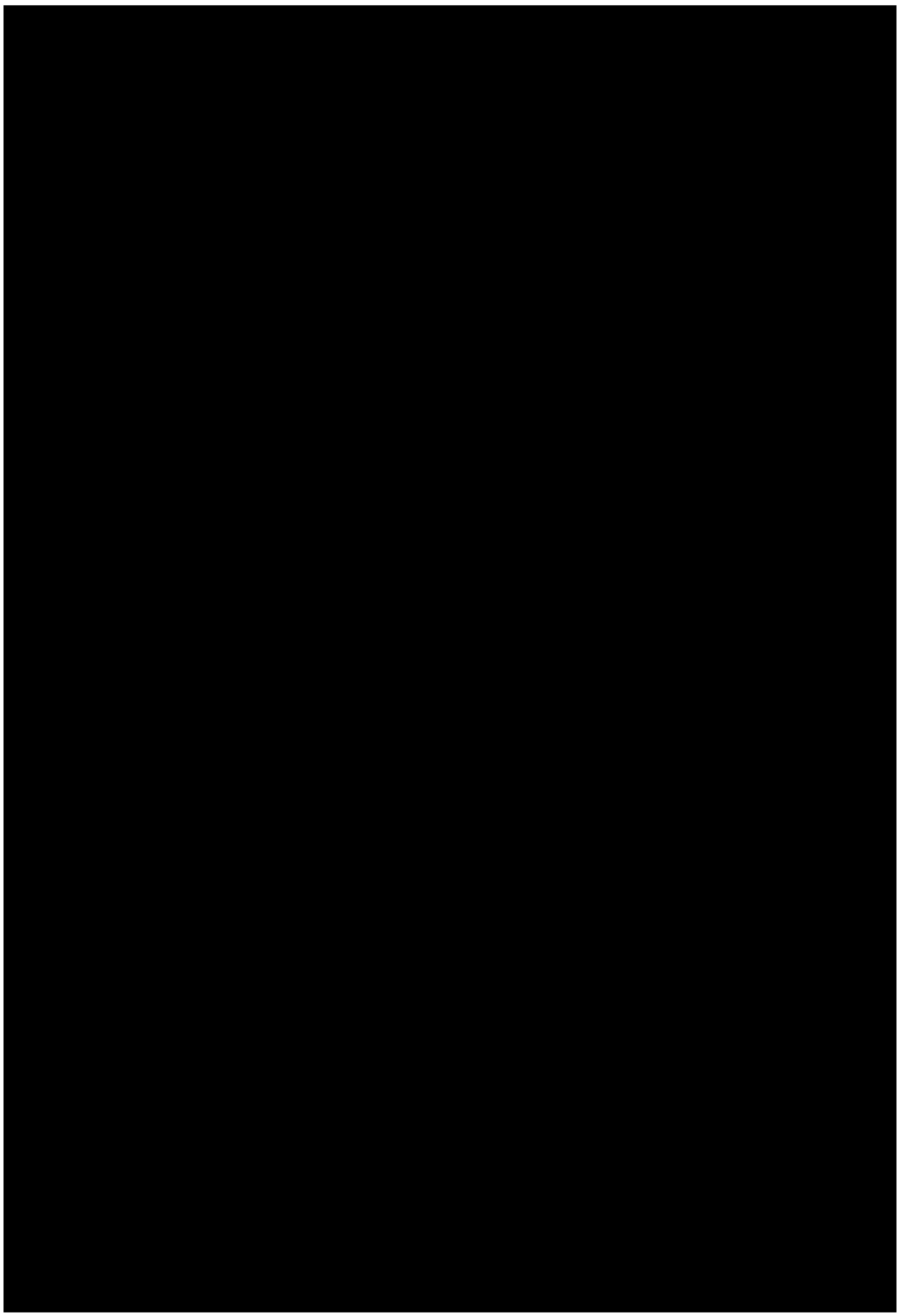
As mentioned above, to enhance the liveability, ample provision of G/IC and District Open Space would be provided to support the anticipated 45,000 future population at the Application Site. Proposed local G/IC provision include 5 nursery classes and kindergartens, 3 primary schools, 1 sub-divisional police station, 1 community hall, 1 integrated children and youth services centre and 1 post office[19]. A total of around 45,000 m^2 district open space will also be furnished at the Subject Site[20].

[18] As stated in the Long Term Housing Strategy Annual Progress Report (2017), the housing supply in the ten-year period from 2018-19 to 2027-28 is 460,000 units and consists of 200,000 public rental housing units, 80,000 subsidised sale flats and 180,000 private housing units. As such, the housing supply targets for private housing and public rental housing per annum are respectively 18,000 units and 20,000 units on average.

[19] The listed G/IC facilities are facilities required to serve the local population. Shared use of G/IC facilities provided on a district basis with Yuen Long Town is assumed in view of the surplus of G/IC facilities from Yuen Long OZP area.

[20] The calculations are based on the assumption that a minimum of 1m^2 District Open Space per person is provided while Local Open Space are assumed to be provided within the individual residential developments.

Figure 3.13 Proposed Development Parameters of the Proposed Scenario



3.3.6.2 Sensitivity Testing for a Maximised Scenario

Since the proposed scenario discussed above has adopted a generous assumption for living space suggested in the HK2030+, this section aims to conduct a sensitivity test on the flat provision if adopting the average flat size of 40m^2 for public rental housing, making reference to some recently planned and built public rental housing developments in the surroundings. It should be noted that 75m^2 is already the

average flat size for private housing in the surroundings and therefore no adjustment will be made in this section for sensitivity testing.

By reducing the average flat size for public rental housing by 20% (from 50 m^2 to 40m^2), the total flat provision and population at the Subject Site increases by 1,491 and 4,320 respectively, and the public/private housing ratio increases to 57:43.

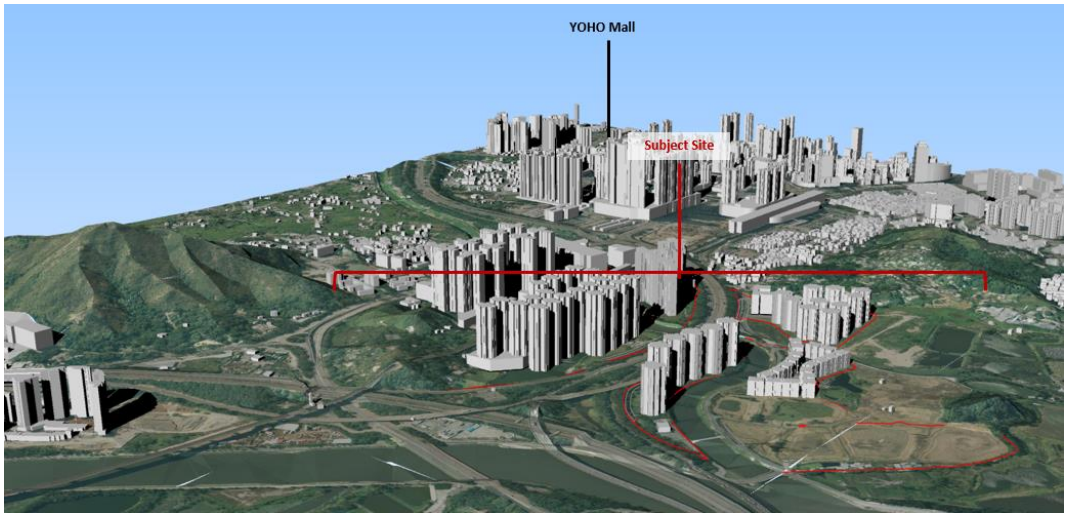
3.3.7 Artist's Impression

To better visualize the potential land use and development potential at the Subject Site, visualisations (***Figures 3.14*** *and* ***3.15***) have been prepared for indicative purpose. It should be noted that they are formulated based on town planning perspective only. Other considerations including but not limited to architectural, infrastructure, engineering, traffic, landscape, environmental, ecological, archaeological, geological, visual, air ventilation etc. are not considered in this Report.

Two visualisations have been prepared from the viewpoints from Lam Tsuen Country Park and Shan Pin Tsuen.

The viewpoint from Lam Tsuen Country Park gives a holistic view of the Subject Site from its northeast. Looking down from the hillside, this viewpoint is able to show the stepped building height profile of the Indicative Development which is in full compliance with the context of the Subject Site. It also demonstrates the compatibility of the Indicative Development with the overall visual composition of its surroundings (***Figure 3.14*** refers).

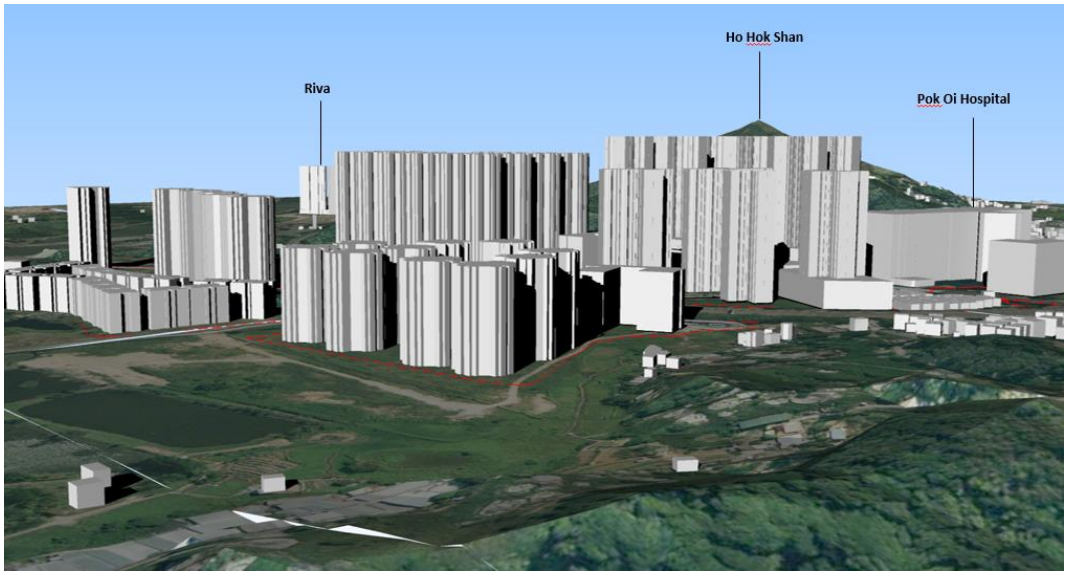
Figure 3.14 Visualisation from Lam Tsuen Country Park



*for indicative purpose only

The second viewpoint locates on a knoll near Shan Pin Tsuen and gives a mid-range view of the Subject Site from its west. It would be able to show a more close-up view on the Indicative Development and how it fits in with nearby developments (***Figure 3.15*** refers).

Figure 3.15 Visualisation from Shan Pin Tsuen



*for indicative purpose only

3.4 Implementation Timeframe

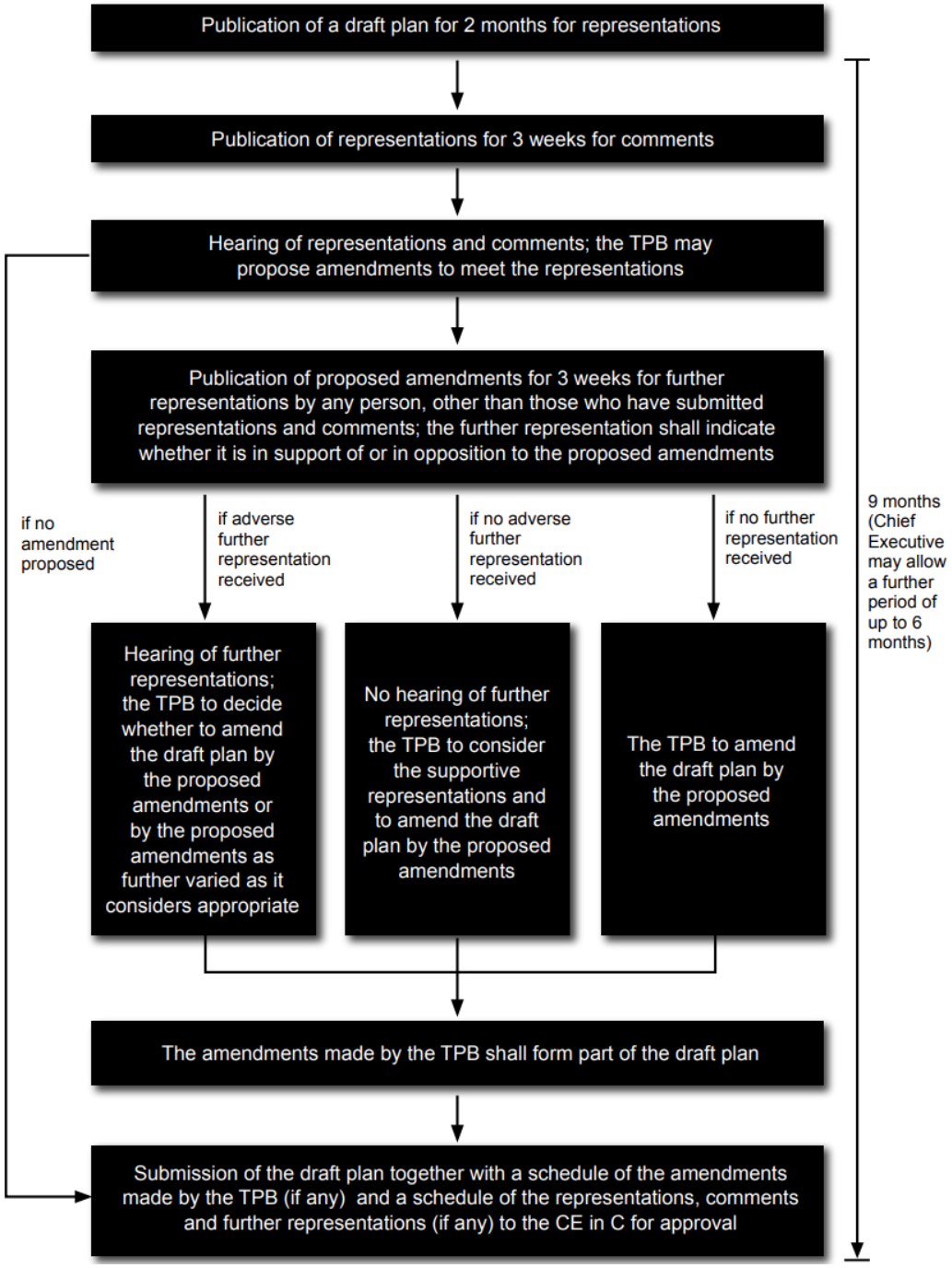
The Subject Site currently falls within "U" zone on the OZP and is subject to further land use review. Should the Indicative Development Proposal to be further pursued by the Government, subject to technical assessments to confirm its technical feasibility, amendment of the Nam Sang Wai OZP will be required to reflect the new planning intention and zoning(s) of the Subject Site. The plan-making process involves public inspection and representation on the draft plan (draft OZP) with proposed rezoning amendments would be available for 2 months and followed by public comments on representations for 3 weeks. A TPB hearing meeting would be held for TPB members to consider the representations and comments made on the draft OZP. A 3-week period is set for receiving further representations on the proposed amendments, with another round of hearing if adverse further representations received. The draft OZP, with the proposed amendments will then be submitted for approval by the Chief Executive in Council. This section 5/ section 7 plan amendment process would take in total of 9 months, in which the Chief Executive could extend the period of up to 6 months, i.e. about 1.5 years (***Figure 3.16*** refers).

Based on observation, land resumption by the Government under Cap.124 Lands Resumption Ordinance takes approximately 2.5 years to complete[21].

Following the above time frame, the Subject Site shall be available for development in about 4 years.

[21] The suggested period for land resumption approximately counts from the gazettal of the draft plan to the time to which land resumption is completed.

Figure 3.16 Flow Chart Outlining the Plan-Making Process under Section 5/Section 7 of TPO (Source: Town Planning Board Secretariat)



4 Way Forward

The Report has assessed, from town planning perspective, the preliminary development potential of the forgotten "U" zone, which is considered a valuable land resources in Hong Kong that has been left underutilized and wasted in the past 28 years. Specifically, the Subject Site is found to be the only left behind "U" zone with high development potential and ready availability. In view of current housing land shortage, it is deemed essential to review the Subject Site in a comprehensive manner to timely unleash its development potential as an extension to Yuen Long New Town for meeting societal need for housing, commercial, open space and G/IC facilities.

The information provided in this Report is in accordance with the information that is made publicly available at the time of the Study. The content of the Report is focused on town planning perspective only. Other considerations including but not limited to architectural, infrastructure, engineering, traffic, landscape, environmental, ecological, geological, archaeological, visual, air ventilation etc. are not included in this Report.

It should be noted that this Study in a high-level town planning review and feasibility/ engineering/ financial study will be required should the Indicative Development Proposal is to be put forward in the future. Liaison with respective Government departments, existing site users and other stakeholders might be required to facilitate future development at the Subject Site.

編者註：來函附互聯網、報章或其他未獲授權刊登的資料，因版權關係，不在此刊載。
Editor's Note: The content in the submission which is copied from the internet, newspapers or other unauthorised sources has not been reproduced for copyright reason.

Mr Stanley Wong Yuen-fai, SBS, JP
Chairman, Task Force on Land Supply
Development Bureau
19/F, West Wing
Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong

4 September 2018

Dear Sir,

I am writing as both as someone who loves, plays and organizes sports and as someone who believes in the importance of access to outdoor space for all people in our community as a vital part of everyone's quality of life. I am a long term permanent resident of Hong Kong of over 38 years who is proud to call this place my home and who has brought up my family here.

Like most Hong Kong residents, I have been following the debate about the need for more affordable housing here in Hong Kong with interest, as well as the proposals put forward by the Task Force on Land Supply ('TFOLS'). I understand that the public consultation process started on the 15th April and would like to share my views with the Task Force, both as an individual and as someone who has played outdoor team sports, as well as golf and racquet sports here for almost four decades. Over the years, I have also been involved, while in the Government with planning, building and managing leisure services and facilities. In my personal capacity, I have also invested a lot of time and effort in organization of recreational and sports events and teams and other community activities.

Therefore, I believe that the provision of leisure facilities and services are vital to the well being of any community, including Hong Kong. I also believe that the task of providing such facilities is one that can and indeed is being shared in our community between the government, the non-profit recreational and sport club and the commercial sector and that all of their contributions are vitally important in order to provide a good balance for use by the wide spectrum of citizens who make up our community.

Whilst I fully understand the Chief Executive's decision to create the TFOLS to address the issue of the need for more affordable housing and acknowledge the hard work that has already been undertaken by many of the professionals on the task force, I was very surprised to see that the initial proposals of the task force include the possibility of the redevelopment of part or all of the Hong Kong Golf Club to provide a relatively small number of flats which will make no significant difference at all to Hong Kong's housing situation.

In a city such as Hong Kong, which is both densely populated and aspires to be Asia's world city, it is surely critical that the government continues to ensure that it supports and maintains open spaces that are available for use by its residents for a variety of recreational activities catering to their demands. Interest in golf in Hong Kong has grown exponentially in

the past 20 years, which is quite remarkable and challenging given that we have only ten golf courses available to a population of over seven million people and that these courses are heavily used by the growing number of Hong Kong golfers. Surely this is not the time to consider removing or replacing one or more golf courses?

The public and private golf courses provided by the government on Kau Sai Chau and the private clubs, including the Hong Kong Golf Club, all allow access to non-members.

There are some who perhaps consider golf courses to be only available to an exclusive few but this is simply not the case. Indeed, many non-members frequently play at the Hong Kong Golf Club's courses at Fanling, as well as at Clear Water Bay and Discovery Bay courses and access to these courses by non-members has considerably improved over the past few years.

It is also true that members are themselves citizens who like to play sport and are prepared to pay to do so. If such members did not play in their clubs, they would then need to play elsewhere and would add pressure onto the already very heavily used public facilities which are struggling to cope with the increasing demand for use of them.

For a large proportion of Hong Kong residents, golf is very affordable and an attractive leisure activity. The critical issue faced by golfers is the lack of courses on which to play.

In addition to the importance of the three golf courses provided by the Hong Kong Golf Club at Fanling to the active golfers in Hong Kong whose numbers run into the tens of thousands, this golf club also hosts one of the very few truly world class sporting events in Hong Kong, the Hong Kong Open, in which the world's best golfers have played and praised highly.

In addition, this golf club hosts the Ladies Open, which was won a couple of years ago by Hong Kong's own Tiffany Chan, who has gone on to play in the Olympics and Ladies PGA in the USA. For various practical reasons, not to mention the history of the event, it would be difficult if not impossible to host these events elsewhere in Hong Kong. The Hong Kong Golf Club also hosts many events and offers use of its facilities to the Hong Kong Golf Association for its junior and senior training and playing activities catering to Hong Kong residents.

In concluding, I would like to state that -

- The Hong Kong Golf Club in Fanling is an irreplaceable major golfing facility which is highly treasured by all golfers in Hong Kong, as well as being recognized internationally as a world class golf venue.

- Its destruction would be a gross error of judgement, which would not significantly contribute to meeting Hong Kong's need for land for housing.

- It would greatly damage the ability of golfers to play in Hong Kong because the few other public and private courses do not have enough capacity as it is. Clearly they would not be able to cope with the significant rise in demand on their facilities that,

given that more than 120,000 rounds or 30% of the 400,000 rounds of golf played annually, are played at the golf club in Fanling.

- Loss of part or all of this golf facility and its 119 years of history would also be a major blow to Hong Kong's quality of life, heritage, environment, sporting prestige and international image.

- Similarly, loss of parts of our country parks would be another major blow to Hong Kong's quality of life, environment, prestige and international image

- There are numerous better options with greater capacities for contributing to balancing the city's housing supply with demand.

For all of these reasons, I strongly object to the idea of taking away any part of the Hong Kong Golf Club for use for housing.

Similarly, I strongly object to the idea of taking away any part of any of Hong Kong's other recreational or sport facilities or open space or parks, operated by the government or the non-profit recreational and sport clubs or the commercial sector providers.

I consider that, instead of taking away any such existing facilities such as any golf course, sports pitch or park, the Task Force on Land Supply should instead focus its attention and efforts on –

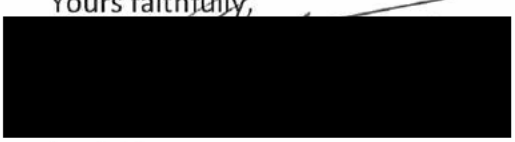
- Large scale reclamation south of Lantau Island and/or in Tolo Harbour in the area once mooted as the site for the new airport.

- Utilising and redeveloping the large amounts of brown-field sites throughout the SAR.

- Taking back and utilizing all suitable land currently being used illegally and inefficiently for dumping, storage and other purposes.

- Ending the outdated and unfair small house policy and all hereditary rights associated with it; and insisting that from now on only properly planned mid and low rise apartments are built in the New Territories, instead of allowing unplanned, inefficient, ad hoc development to the detriment of Hong Kong as a whole.

Yours faithfully,



Ian B I Petersen

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[*Forged Mail***] 守護土地價值 方可持續發展**

04/09/2018 17:46

From: [redacted]
To: tfls@devb.gov.hk

為環境和動物發聲

聯署訴求：守護土地價值 方可持續發展

支持

1. 發展1300公頃棕地包括723公頃的相連棕地群
若把723公頃棕地當中的三份一用作房屋發展，預計可興建80,000個單位，讓23萬人居住，相當於官方公佈的劏房戶總數。
2. 發展鄉村式發展地帶內官地(34公頃)、短期租約官地(200公頃)、臨時政府撥地(109公頃)、市區閒置官地(21公頃)
適合增設社區設施、臨時房屋及休憩用地。

反對

1. 發展郊野公園邊陲地帶兩個試點和其他郊野公園範圍或邊陲地帶
應該維護郊野公園本身設立的目的:保護城市珍貴的水源。 郊野公園也是休閒康樂、多元生態之地。
2. 位於交椅洲和喜靈洲周圍水域，填海1000公頃造「東大嶼都會」人工島，或者填海2200公頃造「強化版東大嶼都會」人工島
不但天價的造地成本分別近4700億元或超過7000億元;
而且將嚴重影響海洋水質、海洋生態、香港島嶼分布的天然景觀、港口運作、海上交通和鄰近港島西道路交通; 擴大香港熱島效應範圍; 自斷可持續發展漁業的漁業資源環境。
3. 進一步破壞綠化地帶由2013年的1%綠化地帶(約100公頃)擴大至將來2%~3%綠化地帶(約200~300公頃)
4. 填平船灣淡水湖作新市鎮發展 (也是在郊野公園範圍內起樓)
面對全球暖化極端氣候、降雨量與其它降水形式的改變，香港人豈可隨便放棄一個自己賴以生存的淡水湖？

其他意見(如有)：反對填地！反對發展郊野公園邊陲！棕土優先發展！
姓名：Kelly Chan 謹上
[redacted]

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Taskforce on Land Supply options - public engagement exercise

04/09/2018 16:03

From: [redacted]

To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

Dear Sirs,
I write in support of the Royal Hong Kong Yacht Club Recreational lease and the land it occupies. I have been a member of this club since 1985 which I joined shortly after my relocation here in 1982. Consequently I have seen many physical changes to the Cityscape of Hong Kong and, indeed, it's political development over the last 35 years. It is my belief the very fabric of Hong Kong society as a whole is benefitting from the contribution made by the RHKYC, it's facilities, public engagement and promoting the recreational sport of sailing both locally and in support of Asia's' World City.
My wife and my 3 children, now in their early twenties, have come to rely on the recreational escape form the intensity of our city lives this club offers. We have participated in local and international sailing events promoting the sport and developing awareness to less fortunate communities than our own. We have sailed to the Philippines, Macau and Hai Nan Island as well as hosting overseas clubs from China and elsewhere in our clubs facilities Of course, in supporting the local community we also include the benefits this brings to all seafaring folk in Hong Kong contributing to the Marine department, Mariners Club and support groups. We have found the RHKYC extremely conscientious in providing assistance to all levels of boating enthusiasts at all skill levels and ages where I have also personally assisted the Hong Kong Sailing Association on occasion. Our training programmes are open to the public at large and roughly 70% of people taking part are non-members. Weekly competitions and Class racing are also well attended by roughly 40% non-members. Who knows where the next Olympian may emerge? Our club hosted and managed the visit of the internationally acclaimed Volvo Ocean Race in the last year with all the advertising and promotional advantages this major event offered to Hong Kong. This club is a non-profit organization which allows it to be affordable to majority, normal middle income groups and not an elitist, rich-man's sport available to a minority. The limited land occupied by the RHKYC is unlikely to assist in any significant way to overcome a short term housing crisis. Indeed the remoteness of our facilities at Middle Island and Sai Kung from the main centres of population are low priority urban areas with minimal Plot Ratio gain. Government should be exploring new areas of significant reclamation, despite the apparent paradox for the sailing community relying on open water!
My friends, family and I fully support the continuation of the HK Governments recreational land facilities offered to the RHKYC.

Malcolm E Sage
RIBA, HKIA, AP(Arch)
HK. Mobile: +852 [redacted]
Email: [redacted]

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RE: Taskforce on Land Supply options - public engagement exercise

04/09/2018 16:13

From: [redacted]

To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

The views expressed in my email to you on the Land Supply Options are my personal views and not attributed to any other organisation

Malcolm E Sage
RIBA, HKIA, AP(Arch) HK.
Mobile: +852 [redacted]
Email: [redacted]

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Land Supply Consultation

04/09/2018 16:03

From: [redacted]

To: tfls@devb.gov.hk

據我所知，香港政府正就有關撤銷白沙灣遊艇會私人遊樂場地契約用地，以用作開放房屋發展的建議向公眾咨詢。

我寫信是為了支持白沙灣遊艇會，原因如下：

為了一些富裕的房地產投資者的利益，撤回白沙灣遊艇會的私人遊樂場地契約用地對於香港當地人來說將是一個悲劇。

白沙灣遊艇會為公眾，學童和殘疾人提供航海和社交機會，並幫助數百名本來無法航行的香港人。

白沙灣遊艇會通過船廠營運，餐廳和酒吧設施以及辦公室管理為當地社區的70多人提供就業機會。除此之外，它還為廣泛的本地企業提供工作和機會，這些企業已經成長為支持會所和船主。

白沙灣遊艇會通過24小時慈善比賽等活動為當地慈善機構籌集了數百萬美元，並通過海灘清潔日等活動為當地環境帶來了好處。

白沙灣遊艇會也是舉辦本地和國際航海活動的主辦機構，這使香港成為世界巡迴賽的國際目的地。

所有這些都是免費提供給香港政府的，並由白沙灣遊艇會會員支付。

失去白沙灣遊艇會將失去香港所有這些好處。

鑑於上述原因，我不同意政府收回白沙灣遊艇會這個私人遊樂場地契約用地 ，因爲這會摧毀體育設施和香港的體育發展。

Cherry Kam

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land supply consultation

04/09/2018 15:46

From: [redacted]
To: tfls@devb.gov.hk

Dear Sir,
I understand that the HK Government are consulting on proposals to withdraw the Private Recreational Lease for Hebe Haven Yacht Club (HHYC) and opening the site to developers for housing development.

I write to support HHYC for the following reasons:

Withdrawing HHYC's private recreational lease would be a tragedy for the local people of Hong Kong for the benefit of a few wealthy property investors.

HHYC provides sailing and social opportunities to the public, to school children and disabled people and helps hundreds of Hong Kong people who would otherwise not have access to sailing.

HHYC provides employment to more than 70 people in the local community through boat yard operations, restaurant and bar facilities and office administration. In addition to this it provides work and opportunities to a wide range of local businesses which have grown up to support the club and boat owners.

HHYC raises millions of dollars for local charities though events such as the 24 Hour race and benefits the local environment through events such as beach clean up days.

HHYC is also the organiser for a large number of local and international sailing events, which put Hong Kong on the world circuit as an international destination.

All this is provided free of charge to the Hong Kong Government and paid for by HHYC members subscriptions.

Losing HHYC would lose Hong Kong all of these benefits.

In view of the above reasons, I disagree with taking the Hebe Haven Yacht Club site and destroying sports facilities and their development in Hong Kong.

Yours faithfully,
Krepe Cheung

Mohan Gidumal

36342

E-mail: [redacted]

Secretariat, Task Force on Land Supply
17th Fl West Wing, Central Government Offices
2 Tim Mei Avenue, Tamar,
Hong Kong
Email : tfls@devb.gov.hk

26th August 2018

Dear Sir / Madam,

Re: Support for the Hong Kong Golf Club.

I am writing to express my support for the renewal of all Hong Kong's private recreational leases for sports clubs and in particular, the lease granted to the Hong Kong Golf Club.

Having lived in Hong Kong for over 60 years, I find it difficult to believe that the government would even consider revoking leases on what are the only non-government and non-profit making enterprises that offer recreational facilities in Hong Kong. The recreational club facilities that have been built up over the last 150 years throughout Hong Kong offer a unique and very important framework that does a huge amount of good in a very crowded city.

When I first arrived in Hong Kong from China in my early 20's it was joining clubs like the Hong Kong Golf Club that was instrumental in helping me to get to know people and helped immensely in settling me into the city. I am sure that this is still the case today and without these recreational clubs, Hong Kong would be a much less attractive city for young international professionals.

Both my sons represented Hong Kong in the world junior golf championships in California when they were in their teens. It was the Hong Kong Golf Club that supported their development as young golfers. My granddaughter now represents Hong Kong in international equestrian competitions in Europe, proudly under the Hong Kong flag. Without these clubs our children would never have advanced to an international level in these sports.

Private recreational clubs do a lot for Hong Kong society. In particular, the Hong Golf Club is a remarkable institution that should be preserved in its entirety for the following reasons:

- History: It is one of the oldest golf clubs outside of the UK & Ireland & is a very important part of what is left of Hong Kong's heritage.
- Golf in Hong Kong: The Hong Kong Golf Club supports many golf societies and promotes golf within the wider community with over 50,000 rounds of golf being played by non-members every year.

Mohan Gidumal

E-mail: [redacted]

- Ecology and Conservation: The Fanling site is very important pristine area that supports a wide variety of flora & fauna in an area with too many brown field sites that are being used as scrap yards or unofficial parking lots.
- The Hong Kong Open: The Fanling golf courses are the venue for the The Hong Kong Open which has been held continuously for the last 60 years & is one of Asian's pre-eminent golf tournaments.
- Developing Young Talent: The Fanling golf courses and the Hong Kong Golf Club are key supporters in developing young Hong Kong golfers.
- Charity: The Hong Kong Golf Club helps to raise over HK$ 20 million every year for local charities.
- Employment: The Hong Kong Golf Club is one of the largest employers in the Fanling area with many families working at the club for generations.

For all of the above reason I believe that it is very important that the Hong Kong Golf Club is preserved in its entirety to continue its good work and so that it can be enjoyed by future generation to come.

On a personal note, if the Hong Kong government does decides to revoke all recreational leases and the Hong Kong Golf Club's lease in particular, my children might seriously consider whether they want to remain in Hong Kong for the long term. They could all quite easily relocate to a number of other Asian cities if the overall quality of life in Hong Kong were to change substantially. In my view, revoking of the recreational leases would be a significantly backward step for Hong Kong and the quality of life here in particular.

Yours faithfully,

[redacted]

Mohan GIDUMAL

Membership No. [redacted]

36343

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Public consultation exercise of Policy Review of Private Recreational Leases and Taskforce on Land Supply options

04/09/2018 15:25

From: [redacted]
To: [redacted] tfls@devb.gov.hk

Dear Sir/Madam,

My name is Gary Leung, RHKYC member no. [redacted], knowing government has a Policy Review of Private Recreational Leases – public consultation exercise and Taskforce on Land Supply options – public engagement exercise I would like to submit some of words for my opinion.

My first sailing experience in 2013, I joined one of my friend's boat trip who is a member of RHKYC and then I loved sailing. So, I search RHKYC website to take some beginner sailing course, this club is the best yacht club in Hong Kong because they always welcome everyone to join their
course in a not expensive price for members and non-members, they invest in the sports significantly and the club is not-for-profit and all income generated goes back to the sport. And I have been a member of the club in 2015. I have my own racing term with my own boat "Marmalade", I joined a lot of race eg.: China Coast Regatta, China Cup, Around the island race and Typhoon series....etc. And the club had provided the on-water race management for the Volvo Ocean Race which could not have been held in Hong Kong if it were not for the Club's resources and its member's expertise. I was so proud that I can join this event in my place ~Hong Kong and I hope I also can join some offshore race like Rolex China Sea Race in the future.

I hope the government can support consistently, let more people who love sailing especially not only rich people can join this sailing sport in a not expensive membership fee. Finally, I hope this historical yacht club can keep running forever and it's should not have the land taken back to address the land shortfall in Hong Kong. I also have not my own property but I think Hong Kong people need a club like RHKYC than they need few more properties on hands.

Yours faithfully,
Gary Leung

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LAND SUPPLY CONSULTATION

04/09/2018 15:17

From: [redacted]
To: "TFLS@DEVB.GOV.HK" <TFLS@DEVB.GOV.HK>

據我所知，香港政府正就有關撤銷白沙灣遊艇會私人遊樂場地契約用地，以用作開放房屋發展的建議向公眾咨詢。

我寫信是為了支持白沙灣遊艇會，原因如下：

為了一些富裕的房地產投資者的利益，撤回白沙灣遊艇會的私人遊樂場地契約用地對於香港當地人來說將是一個悲劇。

白沙灣遊艇會為公眾，學童和殘疾人提供航海和社交機會，並幫助數百名本來無法航行的香港人。

白沙灣遊艇會通過船廠營運，餐廳和酒吧設施以及辦公室管理為當地社區的70多人提供就業機會。除此之外，它還為廣泛的本地企業提供工作和機會，這些企業已經成長為支持會所和船主。

白沙灣遊艇會通過24小時慈善比賽等活動為當地慈善機構籌集了數百萬美元，並通過海灘清潔日等活動為當地環境帶來了好處。

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所有這些都是免費提供給香港政府的，並由白沙灣遊艇會會員支付。

失去白沙灣遊艇會將失去香港所有這些好處。

鑑於上述原因，我不同意政府收回白沙灣遊艇會這個私人遊樂場地契約用地，因爲這會摧毀體育設施和香港的體育發展。

LAU WAI KWOK

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Land Supply Consultation

04/09/2018 15:06

From: [redacted]
To: tfls@devb.gov.hk

據我所知，香港政府正就有關撤銷白沙灣遊艇會私人遊樂場地契約用地，以用作開放房屋發展的建議向公眾咨詢。

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白沙灣遊艇會為公眾，學童和殘疾人提供航海和社交機會，並幫助數百名本來無法航行的香港人。

白沙灣遊艇會通過船廠營運，餐廳和酒吧設施以及辦公室管理為當地社區的70多人提供就業機會。除此之外，它還為廣泛的本地企業提供工作和機會，這些企業已經成長為支持會所和船主。

白沙灣遊艇會通過24小時慈善比賽等活動為當地慈善機構籌集了數百萬美元，並通過海灘清潔日等活動為當地環境帶來了好處。

白沙灣遊艇會也是舉辦本地和國際航海活動的主辦機構，這使香港成為世界巡迴賽的國際目的地。

所有這些都是免費提供給香港政府的，並由白沙灣遊艇會會員支付。

失去白沙灣遊艇會將失去香港所有這些好處。

鑑於上述原因，我不同意政府收回白沙灣遊艇會這個私人遊樂場地契約用地，因爲這會摧毀體育設施和香港的體育發展。

kwok ka fai

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land supply option

04/09/2018 14:41

From: [redacted]
To: <tfls@devb.gov.hk>

Dear Task Force,
My suggestion regarding land supply is that the land at the south end of the former runway at Kai Tak be sold and developed. This land has been lying fallow for over 20 years, and has been on the land sale list for several years, but always rolled over to the next fiscal year. Selling the existing land identified for development should be our first priority.

thanks,
Jeff

Jeff Bent 班智榮
Managing Director
Worldwide Cruise Terminals
o: +852 [redacted]
www.kaitakcruiseterminal.com.hk
www.wfs.aero





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Land lease - RHKYC

04/09/2018 14:04

From: [redacted]
To: [redacted]"tfls@devb.gov.hk" <tfls@devb.gov.hk>

Dear sirs,



As recently seen with the news on Discovery Bay Marina's poorly run demise – HK needs to take immediate and bold moves to protect clubs and outdoor event spaces which give back to the leisure industry of HK before these activities which add so much to the HK landscape are a distant memory.

Kind regards,

myles winter | managing director

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In response to Taskforce on Land Supply

04/09/2018 13:59

From: [redacted]
To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

Hello,
Attached is my letter to the above referenced public engagement exercise.
Best regards,

James Fallon Secretariat.docx

To the Secretariat, Task Force on Land Supply,

I am writing to you in regards to the Taskforce on Land Supply options as it pertains to Private Recreational Leases. I am a member of the Royal Hong Kong Yacht Club. While it is a private club, there are numerous classes that are open to the public, such as sailing, rowing, paddling and dragon boating. The majority of people taking part in these courses are not members of the club. As a sporting club we help develop talented individuals in these respective sports. The club is a not for profit organization and invests significantly in our sports programs. The club also was heavily involved in supporting the Volvo Ocean Race, an internationally recognized race that attracted tens of thousands of visitors to the race village in Kai Tak. This race would not have been held in Hong Kong if the club was not involved in providing the on water race management along with many volunteers from the club. My family is very active in the club, our daughter has been taking sailing classes since she was 5 years old and my wife has volunteered at club hosted charity events as well as volunteering for the Volvo Ocean Race.

I strongly feel the club provides multiple benefits to Hong Kong and deserves to keep its Private Recreation Lease. There are other ways to address the land shortfall in Hong Kong with brownfield sites being a better option for future housing developments.

Best regards,

James Fallon

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土地供應 Comments

04/09/2018 13:56

From: [redacted]

To: tfls@devb.gov.hk

於現有運輸基建設施上作上蓋發展 --> **need both small and big site, the nearly empty bus terminal next to 海港政府大樓 at Central is an excellent choice for developing into a small commercial building**

利用公用事業設施用地的發展潛力 --> **there are so many telephone building all over HK with most area under use (with current technology very little floor required for switching exchange equipment). Whether they are at HK island or NT do not matter as they are all planned at the center of residential area, 4000 or 400 sq meter are both OK if they can be released for public housing**

Regards

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[*Forged Mail***] Hebe Haven Yacht Club**

04/09/2018 13:09

From: [redacted]
To: [redacted] tfls@devb.gov.hk

Dear Sir Madam.

Re Private Recreational Lease and Land Matters that affect Hebe Haven Yacht Club in Pak Sha Wan.

I am making contact with regards to ongoing Lease Arrangement that will affect Hebe Haven Yacht Club on behalf of myself and my wife Priscilla Raphael.
I am an active member of HHYC but feel I have taken a level and non-biased opinion on the Land Supply situation for Hong Kong in this matter.

I would ask you take on board my position below and I look forward to your reply at your earliest moment.

As it stands.

I understand the Club has been placed in a position of either losing its ground or being required to pay a substantially higher fee for the rights to the land that it uses.
A higher fee would force the club into a unmanaged financial position and would also be forcing this potential cost directly onto the people that use the club.

This is not a reasonable situation as it would greatly affect, in my opinion, the ability of HHYC to continue to operate but more importantly stop the continuation of a vast amount of services to not just the local community but a variety of other areas of the Hong Kong society and affected groups. A large amount of these services are not immediately accounted as "financial returns" by certain departments I feel but provide a vast amount of community services to all members of the community.

A service provided should not be measured as just a financial value.
A service of goodwill and what is commonly know as 'public service' can not be fully valued as a number.

Service to a disabled groups happens daily at HHYC and a good example of a value that is larger than a finial figure.

A easily reach connection to the environment that is provided by the club is another example.

HHYC has for many years strived and focused on building public services to all, members and non-members.
This happens via its sailing programs & has donated lesson and consistent activity to the local community throughout the 15 years that I have been a member of HHYC.
This is something that I am quite proud of at our club and I have also donated time and funds to continue this development.

Clean UP Pak Sha Wan Day is yet another example of the service that is built to the community and has been developed and grown by members of HHYC.
A large number of members take part in this day but a larger number of non members are highly active and then continue to build and develop an understanding to our community of the benefits to everyone of this action.

The 24 Hour Charity Race that has been held for many years is also a huge provider of both financial and non-financial service to the community.
This event is a key example of how HHYC has been so strongly partnered with services to the community.

I fully agree that Hong Kong has a Land Supply issue that has to be addressed but removing well used Community Spaces such as HHYC is not reasonable planning or use of space in my opinion.
It is not fair to a community to remove or heavily affect a positive service and activity that provides a lost to the people involved in the club at what ever level their involvement is.

A community is measured by its surroundings and the way people interact in those places.
The way people connect in an area is not easy to measure on paper but rather when actively involved in a space that provides more than just a roof or place of habitat the interaction is quite easy to assess.
HHYC and the space that it takes up provides a much larger service to the community and its members than using this space for housing.

I find it hard to believe that a planning groups would not consider the usage of green space and community ares and clubs to be of minimal importance and take action to remove or by its actions hinder the ongoing services these spaces provide.

Environmental impact is also another major point to consider in the area used within HHYC and its immediate surroundings.
There is no doubt with the restriction of fishing into Port Shelter that wildlife and fish life has increased dramatically.
It is very clear that the HK Community has returned to the area in large numbers daily to interact with this area.

A key point of consideration Re the usage of space at HHYC is the clubs consistent path and focus and the way the club has panned forward and conducted itself.
It has never used the members funds to just build larger spaces and increase the quality of clubhouses or members privileges.
The club has not focused on building a palace to lounge in for members but rather focused on developing so many areas that build not just members interest but community interests.

My view re Community Planning is that you can build a home on a parcel of land and it will benefit just the people that use that space.
The space that HHYC fills services a large number of people per square foot by services that stretch to many different areas fo the community.

To remove this or affect this ongoing service and operation is removing or taking away a huge benefit to the community.
I find it hard to imagine this fits into any Town Planning or Strategic Growth that benefits the people of HK or in the region.

The movement of people reflects the worth of an area and it is clear they all come to Say King and Pak Sha Wan for the environmental aspects and not the housing.
Visitors have grown well beyond the level of infrastructure and housing over the past decade.

To lose this space or increase costs that would force people to not be able to continue to subscribe to ongoing membership would be a negative impact to the people of the region.

I look forward to your thoughts and feed back on the above.

Regards

David and Priscilla Raphael.

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PRLs

04/09/2018 12:57

From: [redacted]
To: [redacted] tfls@devb.gov.hk

I would like to express my concern at the government considering altering conditions currently in place for the Royal Hong Kong Yacht Club's lease.

I and my children have been members through my husband's interest in Sailing since 1994.
My children have attended the excellent sailing instruction courses - mainly with children from outside the club as these courses are open to all and are recognised widely as far superior to anything else on offer in HK - and I have become a better sailor thanks to joining the Saturday afternoon racing activities on offer. When I attend afternoon sailing most of the fleets seem to be comprised on non-members. There are no other clubs quite like this for inclusivity.

My husband served on the Charity Foundation board for many years and this was specifically with helping general HK people and not club people to gain access to the water and build confidence skills.

I attended the Volvo Ocean racing event earlier this year. Without RHKYC this even could not have happened here in Hong Kong. There would have been no support and no expertise for the competitors to draw on for their maintenance and other issues.

If the lease of the club is increased in price then most of what the club stands for will be wiped out. Nobody will be able to support sailing and rowing in Hong Kong as they will be priced above most people's possible investment levels. The wider HK population will suffer and then the government will be needed to step in and create an alternative means of ordinary HK People being able to discover sailing and rowing. This will be a very big job.

Please reconsider your position. There are many other options for providing land for further housing.

CAROLINE BOTSFORD

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[Please ignore previous email] - Taskforce on Land Supply options - public engagement exercise

04/09/2018 12:56

From: [redacted]
To: tfls@devb.gov.hk

Dear Sirs,

I hope you are well. I am writing to the Taskforce on Land Supply options to express my humble views regarding the Private Recreational Leases in Hong Kong.

I think everyone would agree that there has been a certain level of social disparities in Hong Kong of late, arising from the debate on how to find new land supply in this city.

While I agree it is imperative that the society must work together to find new land supply, I think it would be regrettable if the society chooses to do so by taking actions against these Private Recreational Leases in Hong Kong.

These membership clubs are an important part of the society of Hong Kong. And they are not as exclusive as some may suggest.

Members of these clubs bring non-member friends and their families to enjoy whichever sport or events these clubs are involved in. These non-member friends then become new members of these clubs, bringing yet more people with similar hobbies together.

The government understands the value these clubs bring to HK. The government has been for many years a big supporter in promoting sport events locally, grooming local sport talent. How many iconic international sports events these clubs have organised in Hong Kong? There are countless examples and we as citizens of HK should all be proud of these achievements. This is who we are and what Hong Kong stands for. Hong Kong is an international city with a rich texture and fabric of civil society. We should hold on to these values which we cherish.

Hence why I feel that charging an excessive amount of land premium on these leases could be detrimental and only end up making clubs more expensive and inaccessible – which goes against what the government is trying to achieve.

As I said in the beginning of this email that it is imperative that the society must work together to find new land supply. I just do not think the answer lies on Private Recreational Leases. There are other options. Better options.

Thank you for your time reviewing this email.

Best regards,
Victor Ho

On Tue, Sep 4, 2018 at 12:45 PM [redacted] wrote:

36353

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Land Supply Consultation

04/09/2018 12:52

From: [redacted]
To: tfls@devb.gov.hk

Dear Sir,

I understand that the HK Government are consulting on proposals to withdraw the Private Recreational Lease for Hebe Haven Yacht Club (HHYC) and opening the site to developers for housing development.

I write to support HHYC for the following reasons:

Withdrawing HHYC's private recreational lease would be a tragedy for the local people of Hong Kong for the benefit of a few wealthy property investors.

HHYC provides sailing and social opportunities to the public, to school children and disabled people and helps hundreds of Hong Kong people who would otherwise not have access to sailing.

HHYC provides employment to more than 70 people in the local community through boat yard operations, restaurant and bar facilities and office administration. In addition to this it provides work and opportunities to a wide range of local businesses which have grown up to support the club and boat owners.

HHYC raises millions of dollars for local charities though events such as the 24 Hour race and benefits the local environment through events such as beach clean up days.

HHYC is also the organiser for a large number of local and international sailing events, which put Hong Kong on the world circuit as an international destination.

All this is provided free of charge to the Hong Kong Government and paid for by HHYC members subscriptions.

Losing HHYC would lose Hong Kong all of these benefits.

In view of the above reasons, I disagree with taking the Hebe Haven Yacht Club site and destroying sports facilities and their development in Hong Kong.

Andy Lee

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Land Supply Consultation

04/09/2018 12:48

From: [redacted]
To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

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Land Supply Consultation

04/09/2018 12:25

From: [redacted]
To: tfls@devb.gov.hk

據我所知，香港政府正就有關撤銷白沙灣遊艇會私人遊樂場地契約用地，以用作開放房屋發展的建議向公眾咨詢。

我寫信是為了支持白沙灣遊艇會，原因如下：

為了一些富裕的房地產投資者的利益，撤回白沙灣遊艇會的私人遊樂場地契約用地對於香港當地人來說將是一個悲劇。

白沙灣遊艇會為公眾，學童和殘疾人提供航海和社交機會，並幫助數百名本來無法航行的香港人。

白沙灣遊艇會通過船廠營運，餐廳和酒吧設施以及辦公室管理為當地社區的70多人提供就業機會。除此之外，它還為廣泛的本地企業提供工作和機會，這些企業已經成長為支持會所和船主。

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白沙灣遊艇會也是舉辦本地和國際航海活動的主辦機構，這使香港成為世界巡迴賽的國際目的地。

所有這些都是免費提供給香港政府的，並由白沙灣遊艇會會員支付。

失去白沙灣遊艇會將失去香港所有這些好處。
David Chan

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Land Supply Consultations

04/09/2018 12:23

From: [redacted]
To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>
Please respond to [redacted]

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Royal Hong Kong Yacht Club ("Yacht Club") & Land Use

04/09/2018 12:08

From: [redacted]
To: <tfls@devb.gov.hk>

Dear Sirs,

I am writing to express my view regarding the merits or demerits of charging a huge land premium for the use of the Club premises.

The Yacht Club has been a feature of our harbor for over a hundred years, and it has been used as an amenity for citizens as well as an organization and venue for promotion of sailing and other water sports. A charging of an excessive premium (i.e. more than a token) will have an adverse impact on such purposes as the Yacht Club is now well serving the community. The sites on which the Yacht Club premises are situated are not only well suited for its existing purpose, they are wholly unsuitable for those which the Task Force are ordained to address, i.e. to increase land supply to meet shortage of land for housing purposes. Surely no appropriate planning will suggest that a huge condominium should be built on the most conspicuous part of the waterfront of the harbor, where the main Yacht Club premises is located, if it is to provide any meaningful contribution to the shortfall problem.

The Yacht Club's case is entirely different in nature from some of the other clubs in HK, such as the Hong Kong Golf Club, which occupies an enormous piece of land well suited for housing redevelopment. However, even the HK Gulf Club has an arguable case notwithstanding environmental issues normally associated with golf courses, that HK deserves to have a proper venue for all kind of sports, including golf. What is wrong with the HK Golf Club is that with the huge land resources it uses, it only serves a privileged few. This makes it entirely out of proportion to argue that the Golf Club has well served the public or the sports community.

Regards,
Wai Sun SZETO

Szeto Wai Sun, Senior Partner
Sun Lawyers LLP

E: [redacted] | W: http://www.hksunlawyers.com

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本電子郵件包含的一切資訊及所附檔均為保密資訊，並為法律專業特權所保護，僅為收件人之用。若您並非收件人，請勿閱讀、披露、複製、散佈或本郵件中的任何資訊。若您錯收本郵件，請您立即予以刪除，並通知我們以便跟進及更正。謝謝。
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notify the sender immediately by return e-mail and delete this e-mail from your system. Thank you for your attention and assistance. Electro transmitted advice, information and documents should not be relied upon unless subsequently confirmed by the sender.

Email: boffice@celonacapital.com

CELONACAPITAL

36358

29 August 2018

Secretariat Task Force on Land Supply
17/F, West Wing, Central Government Offices
2 Tim Mei Avenue,
Tamar, Hong Kong
Email: tfls@devn.gov.hk

Dear Mr. Wong,

Re: Public Consultation by the Task Force on Land Supply

We are an international asset management company. Our clients are all high net worth individuals from overseas.

We find it absurd that there are suggestions and proposals for the Government to take land back from private individuals and organizations, whether they are individuals that operate car parking lots or they are the Hong Kong Golf Club that operates the world renowned golf courses.

Hong Kong is an international city and pride itself as one of the cities with most freedom. Most importantly, Hong Kong claims to have a rule of law and systems that are comparable to the top countries of this World such as the United States and the United Kingdom. In any well developed countries, the systems would not allow the Government merely just deny the rights of any individuals and organizations and just take land and/or properties from them. If the Hong Kong Government decides to take land back from anyone including the Hong Kong Golf Club, it is effectively nationalization of assets of its citizens.

It doesn't matter that the land is granted under a lease by the Government. All land in Hong Kong are under a lease. So does it mean that the Government can just take back any land at any time from any individual or organization on expiry of the lease? Even the Government may have a right to do so, it is the spirit of the fundamental rights of its citizens and fundamental principles of the systems that should determine the actions of the Government. No one wants to see the Government start doing things and taking action merely by the literal meaning of the words in any document or law rather than based on the spirit and principles behind such document law. Once we started going down this road and set a precedent, there will be no turning back. And a lack of available housing is not an excuse for starting on a path to destroy the rule of law and system of Hong Kong, especially when there are obviously other alternatives for obtaining the land needed to build the necessary housing for Hong Kong as proposed by the Task Force in the public consultation.

If the Government do decide to take land and property from individuals and organizations, I can assure you that this will seriously damage our clients confidence in Hong Kong and its systems. In that event, our company and many other companies will have no choice but to abandon Hong Kong and move to another country where the rule of law and systems are more mature and equitable.

Yours,

[redacted]

Jeffrey Cheung
Chief Operating Officer

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Land Supply Consultation

04/09/2018 11:56

From: [redacted]
To: tfls@devb.gov.hk

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In view of the above reasons, I disagree with taking the Hebe Haven Yacht Club site and destroying sports facilities and their development in Hong Kong.

Yours faithfully,

wong yan yan

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Land Supply Consultations

04/09/2018 11:56

From: [redacted]
To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>
Please respond to [redacted]

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Losing HHYC would lose Hong Kong all of these benefits.

In view of the above reasons, I disagree with taking the Hebe Haven Yacht Club site and destroying sports facilities and their development in Hong Kong.

TO: Secretariat, Taskforce on Land Supply

FROM: Options Thomas Overton – [redacted]

RE: Policy Review of Private Recreational Leases

In regards to the review of the land premium to be levied on Private Club lands, I would like to respond as to why the premiums need to remain affordable.

My wife and I have now been members for nearly 20 years now. We use the club facilities on a regular basis, and as our home does not have a clubhouse, a pool, or other amenities, this is where we go to eat, to exercise and to enjoy almost all the sports that the Club has to offer. We swim, play squash, and sail and have both rowed and paddled in previous years.

My children have taken almost all of the sailing classes that have been offered and it has allowed for them to compete in the intra-school sailing competitions in the past. The facilities have afforded them the opportunity to learn skills and teamwork during full-day lessons. This has been a godsend in allowing our children to spend time outdoors rather than sitting in front of a computer screen all day during their holidays, as I still have to work during many of their days off school.

The Yacht Club has also afforded classes for some of my kid's friends, who are not members of the Club, but have wanted to learn how to sail. One has also enjoyed it so much that he has now taken rowing lessons as well. For those on Hong Kong Island, the Yacht Club is the only venue that allows for residents to learn to sail and row – as all the classes are open not only to members, but to the General Public at large. And even on race days, many boats need additional crew, and the Club provides a venue for even non-members to sign up on a board and sail. So for those keen to sail, the Club does not have a reputation of being exclusive – rather it has been keen to be inclusive.

The Royal Hong Kong Yacht Club has a sterling reputation worldwide, and has hosted many prestigious sailing races (e.g. Volvo Ocean Race) that simply could not have taken place in Hong Kong without the efforts of the Club and its members.

While the perception may be that the Club is for "rich people," I know for a fact that many of the members are in fact middle class at best in addition to a number of active retirees on fixed incomes (retired school teachers, policemen, etc.) who would not have the ability to be members, to volunteer for events and to hone their skills as sailors and rowers. For serious rowers and sailors, the joining fees and the monthly dues are modest, which allows them to be members and to contribute. By substantially raising the land premium, the result would be that the Club would remain, but the resulting membership of the Club would consist of only the rich, as the middle class who love to sail and row would be denied the ability to remain as members. To me, this is diametrically opposite of the goals of the Home Affairs Bureau.

I hope that the Home Affairs Bureau will take into consideration all those that will be negatively affected (children, the middle class, etc.) by a decision to radically increase the land premium of the Club premises.

Yours faithfully,

Thomas Overton

36362

[redacted]

September 4, 2018

Secretariat, Task Force on Land Supply
17/F, West Wing
Central Government Offices
2 Tim Mei Avenue
Tamar, Hong Kong SAR

Re: Policy Review of Private Recreational Leases
Public Consultation Exercise

Ladies and Gentlemen,

I am writing to you today to express my deep conviction that clubs on private recreational leases are essential to the life of Hong Kong as a world city and that they should be treasured and supported in the interests of preserving Hong Kong's attraction and compet ' edge.

I am an avid competitive sailor and very active member of the Royal Hong Kong Yacht Club. When business first brought me to Hong Kong I expected that I would be here for a few years and then I would move on again to the next challenge. That didn't happen and it is no exaggeration to say that my family and I stayed and planted roots because of the yacht club.

When most people hear "yacht club" it conjures images of rich old men on big boats wearing white trousers and captain s hats they haven't earned through service. That's not the reality of any of the sailing and rowing clubs in Hong Kong I know so well. In Hong Kong we train and race and compete for the love of the sport. We teach sailing and rowing to anyone who comes calling, members or not. Over 70% of people in our training courses are non-members, and we are constantly recruiting other interested Hong Kongers to crew with us on our boats so we can recruit them to dedicate themselves to the sports of sailing and rowing that we love so much ourselves.

I must also emphasize that sailing and rowing are not, contrary to popular misconception, sports primarily for the rich. The simple truth is that the great majority of the boats racing out of our boating clubs cost no more than a typical performance bicycle you might see out for some exercise on a weekend morning. These are sports for athletes, professionals and amateurs alike.

These are also not sports primarily for expats or foreigners, which a glance at the racing results from any average weekend will confirm. It is no accident that these are sports at which Hong Kong and China excel and are making their mark. This year, for the first time ever, the world's premier offshore sailing event, the Volvo Ocean Race, came to Hong Kong with the sponsorship of the Royal Hong Kong Yacht Club. Leading the way into Victoria Harbour for the dramatic night-time finish was Hong Kong's very own Team Sun Hung Kai/Scallywag. And the

overall winner of this around the world, 9-month, 45,000 nautical mile, 11-stage race? The other Chinese entry in this year's edition of the race, Dongfeng Race Team! A glance at the globe will confirm that Hong Kong is no natural port of call when sailing around the world from Cape Town to Cape Horn and the sponsorship of the Royal Hong Kong Yacht Club is why we were able to bring it here.

The memory of that wonderful spectacle in Victoria Harbour is a good example of how, whether you ever step foot on a sailing or rowing boat, a defining feature of the Hong Kong skyline is the dozens, sometimes hundreds, of colorful sails dancing elegantly around our shores all year long. I've certainly noticed that the tourists on the Avenue of Stars rush to pose for photos far more eagerly when sailboats glide past and dragon boats and rowing scows come racing along than when yet another grimy derrick-crane lighter is towed along the shore. The sea has always defined and animated Hong Kong and I think sailing and rowing frame our image in the best possible way.

In closing, these are institutions that shape and define Hong Kong. They support Hong Kong and they are worthy of civic support. Imposing "Full Market Value" land premium, whatever that might mean in practice, would upend a delicate balance. Bluntly put, it will destroy these clubs which help form the foundation of Hong Kong's special character. If they survive at all, they would become bastions of privilege, devoid of any real sporting function and populated only by wealthy "food and beverage" members offering nothing to Hong Kong in return.

If these sporting clubs are swept away entirely to be replaced by a few towers of flats, Hong Kongers will have been given a minor spectacle and received no meaningful benefit. If they don't see through it right away, eventually they will. All of the problems will remain and all the serious solutions will still need to be pursued. Sailors and rowers, would eventually, mostly, find other more hospitable ports of call to pursue our passions - and our businesses - in the long run. Hong Kong would be the poorer for it.

Respectfully yours,

[redacted]

James T. Lidbury

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Land Supply Consultation

04/09/2018 11:44

From: [redacted]
To: Tfls@devb.gov.hk

據我所知，香港政府正就有關撤銷白沙灣遊艇會私人遊樂場地契約用地，以用作開放房屋發展的建議向公眾咨詢。

我寫信是為了支持白沙灣遊艇會，原因如下：

為了一些富裕的房地產投資者的利益，撤回白沙灣遊艇會的私人遊樂場地契約用地對於香港當地人來說將是一個悲劇。

白沙灣遊艇會為公眾，學童和殘疾人提供航海和社交機會，並幫助數百名本來無法航行的香港人。

白沙灣遊艇會通過船廠營運，餐廳和酒吧設施以及辦公室管理為當地社區的70多人提供就業機會。除此之外，它還為廣泛的本地企業提供工作和機會，這些企業已經成長為支持會所和船主。

白沙灣遊艇會通過24小時慈善比賽等活動為當地慈善機構籌集了數百萬美元，並通過海灘清潔日等活動為當地環境帶來了好處。

白沙灣遊艇會也是舉辦本地和國際航海活動的主辦機構，這使香港成為世界巡迴賽的國際目的地。

所有這些都是免費提供給香港政府的，並由白沙灣遊艇會會員支付。

失去白沙灣遊艇會將失去香港所有這些好處。

鑑於上述原因，我不同意政府收回白沙灣遊艇會這個私人遊樂場地契約用地，因爲這會摧毀體育設施和香港的體育發展。

Marco Fung

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Land Supply Consultation

04/09/2018 11:39

From: [redacted]
To: <tfls@devb.gov.hk>
Please respond to [redacted]

Dear sirs,

I understand that the HK Government are consulting on proposals to withdraw the Private Recreational Lease for Hebe Haven Yacht Club (HHYC) and opening the site to developers for housing development.

I write to support HHYC for the following reasons:

Withdrawing HHYC's private recreational lease would be a tragedy for the local people of Hong Kong for the benefit of a few wealthy property investors.

HHYC provides sailing and social opportunities to the public, to school children and disabled people and helps hundreds of Hong Kong people who would otherwise not have access to sailing.

HHYC provides employment to more than 70 people in the local community through boat yard operations, restaurant and bar facilities and office administration. In addition to this it provides work and opportunities to a wide range of local businesses which have grown up to support the club and boat owners.

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Losing HHYC would lose Hong Kong all of these benefits.

In view of the above reasons, I disagree with taking the Hebe Haven Yacht Club site and destroying sports facilities and their development in Hong Kong.

Thank you very much!
Phil Mak

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Land Supply Consultation

04/09/2018 11:32

From: [redacted]

To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

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Joyce Ting

36366

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Land Supply Consultation

04/09/2018 11:30

From: [redacted]

To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

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In view of the above reasons, I disagree with taking the Hebe Haven Yacht Club site and destroying sports facilities and their development in Hong Kong.

Yours faithfully,

Christopher Ilena

36367

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Objection to Developing Country Parks

04/09/2018 11:30

From: [redacted]
To: tfls@devb.gov.hk

To whom it may concern,

I am writing to express my objection to developing country parks. Developing country park is not the only solution to Hong Kong's land shortage. There are still brownfield sites in the New Territories which could be further developed. With better town planing, there are still lands which can be used for housing.

Country park is the precious resources of Hong Kong, and they should be preserved.

Yours sincerely,
Jam Wong

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Land Supply Consultations

04/09/2018 11:08

From: [redacted]
To: tfls@devb.gov.hk

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Land Supply Consultations

04/09/2018 11:08

From: [redacted]
To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>
Please respond to [redacted]

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Land supply consultation

04/09/2018 11:04

From: [redacted]

To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

據我所知，香港政府正就有關撤銷白沙灣遊艇會私人遊樂場地契約用地，以用作開放房屋發展的建議向公眾咨詢。

我寫信是為了支持白沙灣遊艇會，原因如下：

為了一些富裕的房地產投資者的利益，撤回白沙灣遊艇會的私人遊樂場地契約用地對於香港當地人來說將是一個悲劇。

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鑑於上述原因，我不同意政府收回白沙灣遊艇會這個私人遊樂場地契約用地，因爲這會摧毀體育設施和香港的體育發展。

Lau Wing Kin

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Comments on Land Supply

04/09/2018 10:52

From: [redacted]
To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

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土地發展意見

04/09/2018 10:52

From: [redacted]
To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

1. 支持棕地發展。雖然棕地的使用不一，如報告所指，有貨櫃場、回收場等，這些設施，過去早就應該要受規管，因為它們多數有污染，不可能任由它們分散在鄉郊地方 (有些甚至是非法)。今次正好跟隨發展棕地，把分散的回收場，搬遷到處理有毒金屬、排污設施的地方。可以建設多層貨櫃收納大廈，更能善用空間。至於棕地大小不一、遠離主幹道、欠缺供水、供電、排污設施等，看似難解決，但實在一點，其它選項多數不單遇到相同難題，還有其它不適合發展的原因。所以兩害取其輕，棕地發展的影響最少。棕地的交通、供水供電的難題應可解決。
2. 反對公私營合作模式，應該沿用收回土地條例，先收地、規劃、基礎建設、最後批地建屋。特首曾舉一市區地為例，該土地擁有者以司法覆核，結果拖了十多年，認為不可花時間，她的潛臺詞是要妥協。但實在她是偷換概念！現時是要收新界農地，那些地本來就是不容許發展的。而地產商收地時，早知有這條法例，反而過去並沒有公私營的先例，因此發展商是沒有合理期望，法律上根本沒有理據！假若今次先例一開，以後發展新界，就都要用公私營模式了，因為政府送了一個合理期望給他們。公私營這個方案對那些守法，不收農地的發展商，新成立的發展商又或者國內來港的發展商公平嗎？
   地產發展的利益是那麼大，普遍市民都擔心官商勾結、利益輸送！(有兩位前高官現時坐監啦，查不到或告不入的有很多！) 你們的一位委員在訪問中很傲氣地說，若覺得有官商勾結，大可去廉處舉報！聽了這話令我嘩然！他知否甚麼是防貪？防貪是要從制度出發，不可讓人有機可乘！打個比喻，香港有警察，所以我們離家時不需要關門窗，若有盜竊，報警就可以拉個小偷。是不是這樣？我們不需要防盜？警察多年來的宣傳都是叫市民鎖好門窗，不要讓盜賊有機可乘呢。
   公私營不可取還有一個重要原因，公共設施，例如道路、水管、排污等等，都是由政府建設，即是全港市民出資，發展商就在自己的農地上建屋，即是發展商沒有對公共設施付出。(補地價根本得啖笑，平得離奇！) 反之，政府先收地、規劃、基礎建設，那些成本可以計入賣地的底價內，納稅人並不會變相資助發展商。
3. 支持利用私人遊樂場地作發展建屋用途。那些地是香港人的，暫時租借給私人遊樂用途，只因短期內未具備發展。這些地本應最少爭議，而且是極快能夠使用。但為何看似容易的事反而阻力重重？這就是過去政府不監管、隻眼開隻眼閉之過，放任導致背後利益越來越龐大，易放難收！如果需要發展都不收回，那麼將來還有甚麼理據收回這些用地？換句話說，即是政府將塊地送了給這些租借人，那還不是官商勾結？
   以粉嶺高球場為例，就算真的全日開放給公眾，但使用一個時段收千幾兩千元，這價格是否大眾化？另外，政府聲稱這塊地只能容納四千人，嘩，你們這份報告可以放入垃圾筒，棕地、農地那有一塊可比上高球場的面積，住幾十人到幾百人的地有何發展空間？
   就算如政府說，只容納四千人，都值得建設，每日一百五十個單程証來港，其它方案根本來不及發展，提供足夠供應！所以看不到有甚麼理據或經濟效益而令政府覺得不值發展？有人話，收回球場會令一些人失業！政府當日不發牌給港視，也令很多人失業！結果堅持不發啦！把高球場改為新市鎮，產生的經濟效益和工作職位比

現時更多。
香港不是只有一個高球場，收回後，不會影響愛高球的人仕。同時，政府也可以支助運動員或其他人仕到觀欄湖高球場，那裡比粉嶺高球場大幾倍，車程也不遠，這樣就平衡體育與社會發展。所以，唯一損失的，是那些利用球場無本生利的一班有勢力人仕。

4. 部份支持。填海對海洋生態帶來災難性的影響，那些環評報告只是為執政者公然破壞大自然，開綠燈而已！破壞了的就永不能復原，為了大家的下一代設想，如果能改變單程証的政策，香港人口不再是倍量上升，那就不必需要填外海。
5. 支持利用岩洞及地下空間，不過如之前所說，粉嶺高球場那麼大面積都只能住四千人，這些用地，可以用來做甚麼？
6. 這項選擇是令我非常相信政府是傾向富人、逼害黎民百性。發展粉嶺北，拆遷別人家園，影響居民生計，但粉嶺南，屬於政府地，就低價租給人賺取暴利！收這些老百性的地，就利用收回土地條例，但遇著農地是發展商的，就以公私營模式，充份表現官字兩個口。
7. 支持發展內河碼頭用地。世界經濟已改變太多，內河碼頭的功用已不高，改為其它用途更有效益。
8. 反對發展郊野公園。世界上太多短視的領袖，過度開發，為錢破壞生態，未到幾十年已惡果浮現。世界上很多人，包括國內人仕，對香港擁有這個美麗的郊野，既羨慕，更妒忌。而且，那些邊陲地帶不會很大，一定不及高球場大！這些地多數遠離主幹道，要發展，成本高、效益低。
9. 支持增加鄉村式發展地帶的密度。不增加密度如何滿足原居民視為應份有的福利呢？本來是三層高的建築，他們早已變成四層、更甚者五層、六層高都有，政府無能，任由他們非法加建，那麼增加密度，或許壓制這非法行為！
10. 支持在現有運輸基建設施上作發展。雖然這樣做會增加地區性的人口密度，但政府如想做或不想做，數據可任他搬！始終是估算啫！加強道路網絡可解決。
11. 支持發展貨櫃碼頭上蓋。這樣做會增加地區性的人口密度，加強道路網絡可解決。
12. 反對填平部分船灣淡水湖！水資源比土地資源更為重要，我們可以填平任何一個有水的地方，但反過來，不是任何地方可以掘個洞做水塘！世界上，為水資源可以導致打杖！有些地區，因過度用水，結果要將埋藏地底三萬年的地下水也抽出來用，做成永不復原的破壞，正正是有今生無來世！
東江水的污染越來越嚴重，我們可以只靠東江水嗎？而且東江水在別人境內，(一國之下，各省各市都有自己的謀算)，一個正常的執政者都不會依靠單一供應吧！我們有一個潔淨的水源，國內人是何等羨慕。我們居然破壞它？

從 Windows 10 的郵件傳送

36373

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Land Supply Consultations

04/09/2018 10:38

From: [redacted]
To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>
Please respond to [redacted]

I understand that the HK Government are consulting on proposals to withdraw the Private Recreational Lease for Hebe Haven Yacht Club (HHYC) and opening the site to developers for housing development.

I write to support HHYC for the following reasons:

Withdrawing HHYC's private recreational lease would be a tragedy for the local people of Hong Kong for the benefit of a few wealthy property investors.

HHYC provides sailing and social opportunities to the public, to school children and disabled people and helps hundreds of Hong Kong people who would otherwise not have access to sailing.

HHYC provides employment to more than 70 people in the local community through boat yard operations, restaurant and bar facilities and office administration. In addition to this it provides work and opportunities to a wide range of local businesses which have grown up to support the club and boat owners.

HHYC raises millions of dollars for local charities though events such as the 24 Hour race and benefits the local environment through events such as beach clean up days.

HHYC is also the organiser for a large number of local and international sailing events, which put Hong Kong on the world circuit as an international destination.

All this is provided free of charge to the Hong Kong Government and paid for by HHYC members subscriptions.

Losing HHYC would lose Hong Kong all of these benefits.

In view of the above reasons, I disagree with taking the Hebe Haven Yacht Club site and destroying sports facilities and their development in Hong Kong.

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Private Recreational Leases - public consultation response

04/09/2018 10:36

From: [redacted]

To: [redacted] tfls@devb.gov.hk

Dear Sir/Madam,

I am a rower, dragonboater, canoe paddler and sailor. I learned all of these sports at the Royal Hong Kong Yacht Club (RHKYC), which offers courses to members and non-members. It has been central to the development of each of these sports, both for me personally and for the growth of these sports in Hong Kong.

For example, I have competed for the club in Hong Kong championships at the Hong Kong Rowing Championships, the Hong Kong Indoor Rowing Championships and the Hong Kong International Dragonboat Championships since 2010. I have won gold in each of these races. I have also competed at international races in Singapore, China, Japan and Hawaii representing the RHKYC. I chose to use my annual leave and to save money to be able to compete in the sports I love. We have also hosted international races, such as the Around the Island Race. Last year, there were crews from Hawaii, Dubai, Singapore, Monaco, Australia and England, to name a few. All of the revenue from events hosted go back into the sport.

I was born in Hong Kong and am Hong Kong Chinese. I know there is a stereotype of "yacht club members" but I do not come from a family that owns luxury yachts and live in mansions. I joined because of a love of the sport and because the club provides training programmes and access to people of all abilities and ages who want to develop in sport. Schools registered under the Education Ordinance have been involved in the RHKYC's sailing and rowing training programmes since at least the early 1980s. I became a member after my school advertised a learn-to-sail course at the RHKYC. I would not have been able to learn these sports without the RHKYC providing such access to young sportspersons like me. Case in point - I applied several times to the LCSD courses and never got a space in the programmes. In my case, the RHKYC helped meet the demand for teaching and access that the government was not able to provide.

The club fully supports the development of the sport to young people and works with the national sporting authorities to provide access. Just last weekend, I volunteered at an open day to teach future volunteers for the 2018 Asian Coastal Rowing Championships and 2019 World Costal Rowing Championships to row. This was organised at the RHKYC's clubhouse in cooperation with the Hong Kong China Rowing Association, and it will help us ensure that the international races that are being hosted are fully staffed with trained volunteers.

[redacted]



- •□□□□□ Using land for private recreational leases to address the land shortfall in Hong Kong is short-sighted. PRLs, country parks and other facilities contribute to society other ways - not just land value - by allowing access to sport and recreation, the development of Hong Kong's image as a vibrant and active city, and a healthy quality of life. It would be narrow-minded to believe that addressing the land shortfall by removing facilities that enhance the quality of life in Hong Kong will improve society as a whole.
- Increasing costs for PRLs does not solve your problem of a land shortage

I am currently paying less than a monthly gym membership in a Central gym, and with that I am able to participate in three sports and compete in a high level - I have teammates who represented Hong Kong at the Asian Games last month. I am also able to develop skills – such as RIB driving, first aid, competition organising – that has allowed me to contribute to the development of the sport in Hong Kong and promote access to those who are new to the sport (such as volunteering at open days, beginner courses and charity/access events). There are many hundreds of people like me in the RHKYC who are contributing to the development and access of rowing, sailing, outrigging and dragonboating in Hong Kong in their own way, and we can only do this with the provision of infrastructure and access by the RHKYC.

Natalie Kwan

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Submission from Karen McIntosh

04/09/2018 10:36

From: [redacted]
To: "tfls@devb.gov.hk" <tfls@devb.gov.hk>

I want to make a submission for the government to consider.

I fully support and understand the review currently underway, and want to make some points for your consideration.

I have lived in Hong Kong for nearly 20 years. I am a permanent Hong Kong resident. I am an [redacted] passport holder. I love Hong Kong. I have been extremely active in dragon boating and outrigger paddling. I have raced for years with these sports, via the RHKYC. My husband and I love these sports. They are team sports, so we have met lots of new people through them. We have made many new friends. Typically we train 2-3 times per week, and may race 1-2 times per week in racing season. The costs through the RHKYC are low, so we can really enjoy these sports without incurring too much cost. We love being able to get outside on the water, and not have to stay inside in a gym. Most of the people in our boat (outrigger is usually 6 people, dragon boat is usually 20-22 people) are not member of the RHKYC. They just join the training and racing because it is fun, and not too expensive. The RHKYC provides all items needed for good quality outrigger canoeing and dragon boating – boats, paddles, lights, life vest. The club is very committed to safety. I am very confident practicing these sports with them.

I have also sailed and raced in recreational sailing races with friends who have sailing yachts with the RHKYC. This is another wonderful sport. I have also completed sailing training courses at the RHKYC. They are also open to the public. I have many friends who are not members, and have also completed the training courses. They had great fun, and have gone on to sail a lot at Middle Island, using the RHKYC's sailing boats. 2 friends have bought sailing boats after completing sailing courses. They have a life-long love of sailing because they completed the courses at the RHKYC.

I understand that the government potentially wants to charge a land premium for the land used by the RHKYC. If the government charges a land premium, I ask that this amount is not excessive. Costs must be passed on to member. Some members are relatively well-off. Most are not. So the cost would be significant to them. Also, the RHKYC would have to make changes such as removing jobs, reducing investment in sporting equipment etc.

The RHKYC is genuine and serious about promoting watersports to the Hong Kong community. Most people doing courses are non-members. If the land premium was excessive, the costs of courses would presumably be increased to partly cover the land premium costs, and presumably less people would participate in those sports.

The RHKYC is committed to developing Hong Kong's future sportspeople. This is an important role, as the Hong Kong government has virtually nothing between beginner and elite sportspeople. Clubs like the RHKYC fill this gap. If they do not perform this role, the government must pick up the cost and motivation of this.

Another key aspect of the RHKYC is promoting Hong Kong as a fantastic sporting venue. Earlier this year, Hong Kong was the Asian stopover for the Volvo Ocean Race. This is a major achievement, entirely sue to the RHKYC. The Club also hosts many other events each year. This brings people and

boats from all over the world. The promotional costs are borne entirely by the members and the RHKYC. Because we love and believe in Hong Kong.

I understand that the government is looking at many options for the land shortage in Hong Kong. This is fully understandable. However, using the RHKYC sites is a very bad idea. The land taken by the RHKYC is very very tiny, and would provide almost no land for housing, while the land is being actively used throughout the day for sporting purposes which are great for Hong Kong.

Hong Kong is an island territory, and water sports are a proud part of Hong Kong. As Hong Kong becomes more crowded, water sports become more important and even more enjoyable. After a long day in the office, it is wonderful to go paddling or sailing on the water, with new friends. I strongly believe that the government should encourage this, while encouraging sports of all types. Hong Kong is 'Asia's World City'. A world city needs a lively mix of history, sport and culture. By charging excessive amounts for land premiums, or removing land from the RHKC, Hong Kong risks becoming a city of tall office and apartment blocks with no energy, diversity or fun.

Please contact me if you would like any more background or comments.

Yours sincerely,

Karen McIntosh

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Land Supply Consultantions

04/09/2018 10:31

From: [redacted]
To: tfls@devb.gov.hk

I understand that the HK Government are consulting on proposals to withdraw the Private Recreational Lease for Hebe Haven Yacht Club (HHYC) and opening the site to developers for housing development.

I write to support HHYC for the following reasons:

Withdrawing HHYC's private recreational lease would be a tragedy for the local people of Hong Kong for the benefit of a few wealthy property investors.

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HHYC is also the organiser for a large number of local and international sailing events, which put Hong Kong on the world circuit as an international destination.

All this is provided free of charge to the Hong Kong Government and paid for by HHYC members subscriptions.

Losing HHYC would lose Hong Kong all of these benefits.

In view of the above reasons, I disagree with taking the Hebe Haven Yacht Club site and destroying sports facilities and their development in Hong Kong.

--
William Anthony

Tuesday, September 4 2018

36377

Dear Madam, Dear Sir,

Good morning.

I have been a member of the RHKYC for almost 10 years now and enjoy recreational paddling with family and friends. I have had the chance to meet new friends on the water and experience the camaraderie of friendly racing on our coastal waters.

Not only does the club's focus on sailing, rowing, paddling and dragon boating for all ages and skill levels, it encourages a healthy lifestyle we all need more of.

The Club invests in the sports significantly (Club is not-for-profit and all income generated goes back to the sport) and I was thrilled that 3 of the 8 Men HK Rowing Bronze medal at the recent Asian Games are from our Club.

Furthermore, from a practical point of view, Full Market Value (FMV) is difficult to be calculated and even government have no idea as of yet what that value is. The 30% on FMV would have to be taken from investing in our sporting development, not desirable for such an international high profile city.

It seems important to point out that without the sports clubs, the government will have to operate and fund the activities currently funded by clubs. Costs would have to be cut. As the main costs of the RHKYC are salaries this would inevitably mean job losses.

The Club has always been proud that training programmes are open to the public and cover all ages and abilities and we also run extracurricular sailing and rowing for schools - over 70% of people taking part in our training courses are non-member, our competitions are open to non-members and on the sailing side alone, data shows that 40% of weekly class racing competitors are non-members.

The Club has strong focus on youth and developing the champions of tomorrow. The government does not provide development opportunities between beginner level and elite sport - the Club bridges the gap.

The Club uses its own resources drawn from membership fees and any operating surplus to invest into the sports - facilities/equipment/training/races.

The Club provided the on the water race management for the Volvo Ocean Race which could not have been held in Hong Kong if it were not for the Club's resources and its members expertise. These events not only promote the Club but promote Hong Kong itself and is all done at the Club's expense.

Hence, for all the above the government should not have the land taken back to address the land shortfall in Hong Kong. There are other options.

Thank you for your kind consideration.

Sincerely,

Xavier Pech

36378

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不可開發郊野公園

04/09/2018 09:53

From: [redacted]
To: tfls@devb.gov.hk

不可開發郊野公園
郊野公園是市民休憩的空間
也是維持空氣品質的關鍵
不要把郊野公園變成炒賣的地方
葉小姐 電話 [redacted]

從我的 iPhone 傳送

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Land for Hong Kong, Our Say!

04/09/2018 03:59

From: [redacted]
To: tfls@devb.gov.hk

Please forward to the office below -

The Secretariat
Task Force on Land Supply
17/F, West Wing
Central Government Office
2 Tim Mei Avenue
Tamar
Hong Kong

[redacted]

I am out of town for the rest of the year. Thank you.

Land for Hong Kong, Our Say!

Dated 1st September 2018

This text must be read in conjunction with the Questionnaire no.: 003794

The Task Force of Land Supply is formed as the result of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" study, in short called "Hong Kong 2030+". According to the handouts, it says that "Hong Kong will face a land shortfall of at least 1,200 hectares (ha)". This shortfall as far as I understand should not to be questioned, but I strongly disagree with the approach.

I have not read 'Hong Kong 2030+". I do not know whether it has dealt with the root cause of the demand on land. We, including the Government of which has a social contract with its citizen, should tackle the root cause and not going the roundabout way.

The reason Hong Kong has this problem is not because of technology, not because of inventions, but because there are far too many of us on these islands and the peninsula that they can hold.

To tackle the shortfall of land the population growth should be kept constant. There cannot be no limit and be allowed to get uncontrolled. This applies to many things that we are

familiar with like cars, roads, plastic, electricity, gas, water, oil, carbon dioxide, etc. They must be controlled on numbers or utilisation. Hong Kong is part of the Planet Earth. Although this Planet Earth knows how to balance itself by introducing natural adjustments, we, human being living on this planet, must take action before its won actions.

Hong Kong population can be controlled through immigration, emigration, medical advancement, the Pearl Delta metropolis, etc. The Census and Statistics Department projected that the population will continue to increase and will top around the mid 2040s and for domestic households the number will reach more or less to its highest after the population has topped. Although there is the 150-daily quota for mainlander families to enter Hong Kong, this has not been fully taken up in recent years. As the study shows that the demand under this category to enter Hong Kong will decrease in years to come, so where is the growth come from? Would this be the result of economic immigrants, returnees, people seeking political asylum, people coming here to work, etc.?

The rise in property value has little to do with the land supply. “Free economy” and “Supply and Demand” as per in the Master of Business Administration text book says are not the causes. This involves people like those in Government and private sector. They all point their fingers to the lack of land.

I do not want to make my comment based on number game. I have no desire to turn my comments into a mathematical equation. What we need is to go for quality in life and not the usual value that most Hong Kong people understand, i.e. number.

The increase in population has little influence on the demand of land. The Government presented that there is no land for housing. With the influx of low income mainlanders, a comparatively small group of extremely wealthy and well networked mainland immigrants and a community where people have worked hard and now with their children reaping the benefits achieved in the last fifty years, the haves and have-not groups have been created. A class system has been born. Now a number of short-to-long, medium-to-long and conceptual options for land supply have been proposed under the disguise of fairness and equality.

Many “Sites under Private Recreational Leases”, “Relocation and Consolidation of Land-extensive Recreation Facilities”, “Utilising development potential of Public Utilities Sites”, “Top side Development of Existing Transport Infrastructure”, “Topside Development of Kwai Tsing Container Terminals”, “Developing Two Pilot Areas on Periphery of Country Parks” and “Developing More Areas on Periphery of Country Parks” are under pressure from the have-not groups. Although they cannot have access to some of these sites, most of them are short sighted as these sites and facilities provide open space with low rise structures, a better air quality neighbourhood and a tranquil environment. Some of them tend to forget that when they or their descendants move up the social ladder in later years, they may have the civic pride for being able to use such facilities. But at present this is between the haves and the have-nots and those for political gain.

Developing two areas on the periphery of country park is either here or there. It only gives 40ha of land for development. Those who are so persistence to develop the country parks into urban areas have no desire to reduce the carbon foot print. It is true that Hong Kong has been blessed with so much greenery as compared with other cities, but whilst considering the metropolis of the Pearl River Delta, these country parks would become essential in such a

mega structure and we cannot just consider Hong Kong's boundary as finite. Yes some speakers said that human beings need space to live because we are the chosen ones and should ignore the rest. We should take space away from wild life and nature. We have indeed doing this in the past 50 years and look at where we are at. Monkeys, foxes, wild boars etc. are now sharing our urban space. We must draw a line somewhere no matter how hard we try to find land for developments. Climate change is here to stay, but if we ignore it like some super powers, we must accept more human conflicts. There is no valid reason to flatten country parks for human habitat if alternatives are found.

The concept of "Topside Development of Existing Transportation Infrastructure" is nothing new in Hong Kong. Developments have been completed and enjoyed such as those stations at Fo Tan, Hang Fa Tsuen, Kowloon, Tai Wai, Kowloon Bay, etc. and soon will be for Kam Sheung Road, Yuen Long, Wong Chuk Hang etc. This option is easily acceptable and there will hardly be any resistance from the public.

"Developing Brownfield Sites", "Tapping into Private Agricultural Land Reserve in New Territories", "More New Development Areas in New Territories", "Developing Two Pilot Areas in New Territories on Periphery of Country Park" "Developing More Areas on Periphery of Country Parks", and "Increasing Development Intensity of Village Type Development Zones" should be considered in one basket of proposal or option particularly when these proposals are in the New Territories. As said by some speakers, the brownfield sites are the result of long neglect by government land administration officials since Hong Kong have become a colony. Alternate accommodation must be provided in suitably designed superstructures if we want to move them out from brownfield sites. Planning process must begin now and not as soon as possible. Since the brownfield sites in the New Territories are mostly inter-mix with the above various developments, by adopting the statement prepared by Augustine Ng below, various land supply options in the New Territories including the country parks can be resolved in one basket rather than in piece meal fashion.

"一個解決香港土地供應的「終極方案」
An Ultimate Solution for Land Supply in Hong Kong

前言

1. 香港可供發展而又未發展的土地基本上全在新界，這些土地直至七零年代末期仍大部份用作農業用途，地契全屬「集體官契」(Block Crown Lease)。
2. 按地契，業主沒有發展權 (注: 牽涉建築物條例下的構建物) 。這些農地絕大部份地勢平坦，粗略估算，面積大概有八千到一萬公頃。
3. 七零年代中期開始，政府在新界拓展新市鎮，除了大量填海外，就是以「官地收回條例」收回農地。新市鎮**以外**的農地，因為1983年一個法庭案例，地貌大變。時至今日，新界農地有一大部份被改作其他用途，環境受到很大的破壞; 更大部份被荒廢。據政府估計，現在只有不多於四百公頃是活耕地。
4. 另一方面，人口增加，住屋需求增加，應付經濟發展等原因，香港需要大量土地以供發展。究竟土地應從那裏來，是今日社會最熱議議題。政府委任的「土地供應專責小組」(下簡稱小組) 提出多項建議增加土地供應，其中有幾項是針對新界農地的，已經進行公眾諮詢四個多月了。

小組公私營合作(PPP)建議

5. 小組的建議如下:
   a. 新界有大量私人擁有農地閒置。
   b. 原因是閒置土地缺乏基礎設施(基建)。
   c. 小組建議政府提供基建作為誘因，誘使閒置土地業主發展住屋。
   d. 條件是業主要把一定比例的 (土地或房屋單位?) 作公共房屋用途。
   e. 這就是一個小組委員常掛在口邊的:「政府出豉油，業主出雞」方法。

事實是什麼?

6. 眾所周知，新界面積大、有規模、屬於單一業權的農地，擁有者主要是香港幾大地產

發展商。當然還有數以百計的小業主，但相信他們並不是 PPP 的對象; 或是說他們根本沒有條件跟政府做「伙伴」。

7. 過去二十多三十年，地產發展商在新界原農地改建為大型私人屋苑的過程告訴我們:

a. 這些大型私人屋苑所座落之農地，原本也**完全沒有**基建。

b. 只要農地面積夠大，要解決高密度發展所需之基建易如反掌，完全不是問題，而所需成本，相對整項發展所需成本，微不足道。

(事實上，要求發展商在規劃藍圖**以外**的發展(俗稱"野貓"式發展，Sporadic Development) 要自行完全解決，以及自資興建，所需基建是國際慣例。以英國為例，除了規劃批准制度外，還有特別條例管制設施的提供e.g. Section 52 Agreement (TCPA 1971)，now Section 106 Agreement (TCPA 1990)。亦即是說，香港處理這類發展模式跟外國處理方法相似。)

c. 在香港，這些發展有一特色，就是整項發展由規劃批准到完工時間很長(現在興建中的項目，很多是二十多年前"發屋癲"（即推行八萬五) 時已獲規劃批准)，這跟香港一般商人做事非常有效率的名聲背道而馳。主要原因是發展商"拖工"，相信是要配合公司的商業運作，包括售樓目標，業務規劃等，更不會讓供應充斥市場，影響節節上升的價格。其實這也是**價格操控的技倆**。

d. 過往的例子告訴我們，這些地產商現在手上的所謂「閒置」農地，並非「閒置」，而是他們的「土地儲備」。暫時放在一旁也絕非因為沒有基建，或者沒有方法解決現時缺乏基建的問題。

e. 這些「土地儲備」對他們的公司業務、公司商業運作的短期、中期以至長期的持續發展都非常重要，因此也對其公司股價非常重要。

地產商面臨的挑戰

8. 地產商手上的新界農地，相信主要在上世紀80年代初期開始集結，而位置都是在當時已訂定的新市鎮邊界以**外**。而政府直到現在為止，在新界發展住屋，主要還是集中在新市鎮**內**。

9. 在新市鎮**內**，對於農地的處理，政府的政策是非常清晰的，也是非常一貫的(very consistent)，就是以「官地收回條例」收回發展，對原業主以農地價格作出賠償 (現金; Letter A (A類換地權益書)；Letter B等制度，可在網上查到)。在發展藍圖裏面的農地是**完完全全**的收回，以作土地平整，興建基建等，土地整理工程完成後，土地就依據規劃藍圖上規劃好的用途配置或出售。

10. 如記憶無錯 (應該無錯)，1997年前的「官地收回條例」裏，「公眾利益」(Public Purpose) 的定義，有專為收回新市鎮內農地的條款 ("Within New Town designated by ExCo，any resumption of land is deemed for a public purpose.") 。或許有人會問，收回私人土地，經處理後 (一些) 土地又拍賣作私人發展，當年訂立這條款，莫非英國人不尊重私有產權? 莫非港英政府不知收回私人農地用作發展所牽涉的業權問題嗎? 答案當然是: 非也! 政府當年的考慮，應該是若發展留給原農地業主，時間性會變得非常不確定，由於適時及全面落實規劃藍圖是回應社會需要，牽涉重大公衆利益，因此Programming及Integrity of Plan 比農地業權更重要。而港英政府選擇在法例上清楚寫明，做法跟英國發展新市鎮時的做法是一樣的。

11. 因此，我們可以很肯定的說，地產商當年在新界新市鎮以**外**集結農地是純粹的**「炒賣行為」**。因為若政府當年擴展新市鎮的邊界，到以外的地方，這些農地必被根據一貫政策強制收回無疑，地產商一定心知肚明。但由於種種原因，政府並沒有這樣做，就算1996年發表全港發展策略檢討報告，建議發展洪水橋、古洞、粉嶺北等新市鎮，這些建議也一直沒有進展。

12. 到90年代香港"發屋癲"，造就機會讓地產商建議在其手上農地上大規模發展高密度住宅。既然他們能完全解決基建等問題，又獲城規會批准，政府作為土地大業主，也樂於為這些發展更新地契 (正確的叫原址換地 In Situ Land Exchange)。不單如止，政府更為這些發展度身訂造政策，即農地需大於一定面積，才接受換地發展。這政策間接鼓勵「囤積」土地，而囤積的自然結果就當然是「居奇」，這亦是很多人指責政府政策造就了地產霸權的出現。

13. 原來**「牛屎」**真的可以變成**「黃金」**!

14. 時移勢易(或"逆")，現時社會要求政府推展新一輪的新市鎮發展以滿足住屋需求的呼聲和壓力很大。若政府落實推展新一輪的新市鎮在新界發展，而又用「一貫政策」、「行之有效」的政策強制收回農地，地產商手上的未用的「黃金」，隨時變番「牛屎」!

15. 大家想想，地產商會「甘心」嗎?

究竟PPP是誰的主意? 會有效嗎?

16. 地產商基於面對的「危機」，一定出盡八寶，試圖影響政府政策。因此有理由相信，他們一方面向政府提出PPP的概念，誘使政府改變政策; 另一方面，透過不同渠道威脅政府，若政府依循「一貫」、「行之有效」政策，就以司法覆核(JR)回應，拖夸政府的工作。

17. 假如政府「落搭」，採用PPP模式，這方法會有效地、快速地提供大量公私營房屋嗎? 答案簡單不過——這是不會發生的。因為地產商要(或只會)顧及自身利益，即商業及業務

運作。要長遠、持續、依據市場情況做生意，才可有力支持股價。地產商到時只會跟政府拉拉扯扯，「時辰到」就PPP；而政府就被人拖住鼻子走，再一次俾人「搵笨」！

18. 當然，亦有很大可能是小組基於無知，錯誤理解，又或出於不設實際的良好願望，去「勾搭」或「勾引」地產商。

19. 如果是這樣的話，後果會更差。因為，簡單來說，去「求人」是不會「矜貴」的。到時地產商只會「吊高嚟賣」，叫價更高（比如在時間方面、比如在公私屋比例、比如政府出錢的比例、比如補地價等議題）！到時香港人就俾小組送了上「賊船」。

20. 當然，PPP也可能是一個「裏應外合」的建議，即大家明知性質及效果，仍然走埋一齊，向香港人推薦。若果真是如此，PPP就是「徹頭徹尾」的官商勾結，而且是公然的官商勾結，將官商勾結制度化。這樣做，特區政府的道德，比97年前殖民地政府的道德更差!

運用「收回土地條例」-政府的難處

21. 如果政府落實在新界推行新一輪的新市鎮發展，社會上要求以「一貫政策」，即行使「收回土地條例」強制收回農地的呼聲將很大。

22. 其實政府也有難言之隱。我相信地產商一定已經透過不同渠道讓政府知道，若以「一貫政策」收地，就會JR政府。

23. 地產商威脅JR政府，應該不會是針對新市鎮規劃藍圖上所指定的「公眾用途」所座落的農地被收回的行動。亦即是說，有些立法會議員最近向政府提問，有關過往JR公眾用途的法庭判決結果，是完全捉錯用神!

24. 地產商若JR政府，所針對的，應該是規劃藍圖上指定作住宅發展所座落的農地被收回的行動。亦即是說，政府為可要用官地收回條例收回私人農地，然後又賣作(私人)住宅發展? 這樣做是否侵犯由基本法保障的私有產權? (讀者可參考第10段)

25. 97年後，政府在「收回土地條例」上作了一些「微妙」的改動 。正如在第10段所說，97年前，在條例裏的「公眾利益」定義，清楚訂明新市鎮收地條款。但97年後，這條款被融合為單一的定義，即"any resumption decided by ExCo as for a public purpose is deemed a public purpose"。

26. 亦即是說，今時今日在新界以「收回土地條例」收回農地用作新市鎮內住宅發展，首先要過ExCo一關。究竟 ExCo會否如港英政府的看法一樣，即是Programming 和 Integrity of Plan 比農地業主業權更重要?

27. 就算ExCo跟港英政府看法一樣，地產商一定不會同意，JR政府是意料中事。由於法例在97後的微妙改動，JR結果極難預料。但可以肯定，官司一定經年，必定打至終審法院。到時將無可避免影響落實規劃藍圖，包括其他「公眾用途」部份。

結語

28. 發展新界農地面對的問題，歸根究底是農地的「現有價值」(Present Value) 與 「預期價值」(Hope Value) 相差太遠。每塊農地的業主都夢想自己的「牛屎」會有一日變成「黃金」，因此都不願盡早釋放農地作發展用途。這個原因不單適用於荒廢農地，也適用於解釋為何發展棕地也困難重重。**但事實上，香港只有極少、極少的農地業主擁有「魔術棒」。**

29. 近年農地的「預期價值」不斷上升，夢想正在發高燒，溫度節節上升。但社會不單沒人想辦法去降溫，還將乾柴放入烈火！小組的工作，實質就是間接把大量乾柴放入烈火，因為當你大聲疾呼，說新界的農地要發展，但又「好難攪」，又要跟業主PPP，勾搭他們，新界農地的業主一定感覺飄飄然！當你話，公開咁話，要「勾搭」他們的時候，他們就自覺更加「矜貴」，對嗎?

30. 要徹徹底底解決這種遺害香港社會的極不合理的「預期價值」，又由極少數人壟斷的「練金術」，我們一定要回歸基本，即「牛屎」就是「牛屎」！只有當「現有價值」與「預期價值」相同，或甚至「下跌」，在新界的土地供應問題才可徹底地被解決。

建議的「終極解決方案」

31. 我們處理新界發展，必須瞭解香港的土地管理制度。簡單而言:

a. 香港實行「有年期限制的土地批租」制度，英文叫Leasehold System。全港的土地，除了一塊在花園道的地皮，都屬於政府所有 (正確地說是屬於國家，政府負責管理 (BL Section 7)) 。

b. 政府是土地的大業主(Landlord and Lessor)，然後透過不同方法，將土地批租給承租人(Lessee)。所有批租土地都有年期限制，都有到期的一天。

c. 本人建議的「終極方案」，是建基於這個土地管理制度的。

32. 請讀者留意 (事後也不要被誤導)，這個方案**只適用於新界農地**，是只針對新界農地(即是Block Crown Lease) 的方案，是不適用於農地以外的其他土地。這點非常重要。方案包括四部份 (或是四個元素)。

33. **第一個元素**:

a. 有鑑於新界絕大部份農地的原用途經**已過時** (Obsolete); 有鑑於新界農地的自然環境因為不同原因受到**極大破壞**; 有鑑於現時管理新界農地的**法制**在幾十以至一百年前制訂，現在已**極不合時宜**; 為了回應社會不同的土地的極大需求; 更為了香港這一代，以至下一

代、再下一代人的發展需要和福祉，建議政府不需引用任何法律，只需以「批租人」的身份，修改土地管理政策。

b. 特區政府，以新界農地地主及批租人的身份 (As Landlord and Lessor)，盡快宣佈，2047年6月30日，即現時所有批租農地到期日，**之後全部不會續租**。（讀者留意，這不是收地，祇是二十九年後不再續租）

34. **第二個元素**:

a. 特區政府，以新界農地地主及批租人身份，盡快宣佈，從即日開始到租約期滿日，**不會**為任何承租人更改農地地契，作其他用途。

35. **第三個元素:**

a. 特區政府同時宣佈，由即時起到2047年6月30日租約完結為止，分開不同階 (或時) 段(可分三、四、五個或更多時段)，承租人可在不同時段把農地提早退租，歸還政府。在愈早時段退租，可得特惠補償(現金)愈多，愈接近2047年，可得特惠補償愈少。2047年6月30日到期，政府自動收回土地，因為沒有退租的地，特惠補償是零。

b. 提早退租以後，若土地不需要即時發展，政府可以短期租約再批給原承租人或現有土地使用人，作適當用途，例如農耕。

36. **第四個元素:**

a. 由現時到2047年農地租約期滿為止，政府仍然保留運用「收回土地條例」，強制提早收回土地 (可參考第48段)，所給補償跟「時段退租特惠補償」大致相同。

預期效果

37. 透過改變現時土地管理制度，方案可即時改變新界農地的「預期價值」，農地即時沒有「預期價值」，或「預期價值」快速下降。因此可以預期，在短期內會有大量農地的業主提早退租，把農地業權歸還政府。

Augustine你嘅建議癲唔癲d啊?

38. 唔癲，因為現時政府根據社會不時轉變嘅需要，經已不時行使業主的權利不續租，或不同意承租人申請更改用途，例如60年代落實中環pedestrian streets、汽油站地契、南生圍發展等。不過我同意方案所覆蓋的面積大，因為目的宏大。

39. 其實這樣做也體現香港土地制度的精神，即Leasehold的目的；否則，土地的年期會變相成為永久性 (In Perpetuity)，後者並不是香港土地制度的本意。

40. 這個方案絕對沒有對任何農地的承租人的現有地契上的權益作出改變，或作出任何傷害。其實，新界農地本來的租期是99 (75 + 24) 年，到1997年6月30日已經到期。自1997年7月1日起，農地業主完全無需補地價，土地自動續期50年，可謂已經得益不少。2047年後因爲整體社會需要而不再續租，業主現在的地契上的權益絕對沒有損失。

41. 因此，建議是一個公平、顧全香港大眾利益、有效在短、中、以至長期提供土地的方案。

方案有法律風險嗎?

42. 政府行使的權力，是普通法下賦予土地業主的權利(即Landlord's Prerogative)，業主作為批租人，有「絕對決定權」(Absolute Discretion) 跟承租人續或不續租相關土地。

43. 政府不需要引用任何現行的法律，因此被承租人根據現行法律挑戰的機會微乎其微。

44. 由於2047年6月30日以後不續租，因此方案在基本法以外，不受基本法約束。但就算以現時基本法有關土地的條文，即第6、84及105條審視，也不違反。

45. 唯一可能被JR的理據，是「業主有合理期望」續約。但若政府在現時 (即29年前) 已公報不續約，被成功用這理據JR的機會也微乎其微。

46. 我曾諮詢極資深土地管理專家，他認為方案在法理上被挑戰成功的風險相當低，方案切實可行。

方案的好處，相比小組各項建議

47. 方案可短期內釋放大量土地以供發展，最終「天下兵器盡歸」。粗略估計，新界農地全退租或到期後，總共面積應不少於八千公頃。收回土地後，政府便有空間及機會，為新界訂定全面發展、環境復修、以及保育策略，重新全面規劃土地用途，全面提供大量房屋，改善現時受破壞的自然環境，促進經濟發展。

48. 其實政府亦無需等待土地退租，當建議方案推出後，政府可立即以「收回土地條例」進行收地 (即方案第四個元素)，推展已規劃多年的三個新市鎮。由於建議方案第一及第二元素，政府收地時可能面對JR的威脅應該解除了！至於清拆等前期工作，因為有地，面對受影響人士要求安置等問題也就更容易解決了。

49. 政府完全取回土地供應的主導權，亦即是說，政府對樓市、樓價、居住面積等一直困擾香港人的問題有更大，甚至主導的影響力。

50. 因為預期會有大量土地供應，小組諮詢文件裏的選項，很多會變得毫無需要 (如大規模填海、開發郊野公園)，社會上有些訴求 (如利用軍事用地、粉嶺高球場、填平淡水湖等)也變得毫無需要。方案因此會減低社會爭拗，促進和諧。

51. 方案將徹底解決香港土地供應問題，未來30 - 40年或許再無需要重覆又重覆地討論土地供應問題。

52. 相反，小組建議的大部份選項是「雙輸」的方法。因為一方面對於我們在新界擁有大量的土地資源無法有效釋放，對新界土地資源受到嚴重破壞一籌莫展；另一方面又建議大量破壞環境，包括開發郊野公園及大規模填海。這些建議將社會帶向永無休止的爭拗，香港將永無寧日。

53. 我們若依小組的建議方向走下去，不單爭拗不斷，香港的規劃發展，以至**香港的管治水平將成爲國際笑柄**。比如最近在網上已有評論瘋傳，其中一熟識香港規劃發展的新加坡人批評，說**香港不是缺乏土地，而是管理不善**。

方案提供的機會

54. 在房屋方面，政府可為新界重新訂定完整規劃，然後興建兩個、三個，甚至四個「新玫瑰園」，大量提供公私型房屋，以及優質的居住環境。在促進經濟發展方面，由於預期有大量建築工程、基建項目，經濟應會非常活躍

55. 在改善環境方面，香港市郊環境過去二、三十年受到嚴重破壞，一塌糊塗。世界各地的大城市，一般來說，市民對他們的市郊都感到非常驕傲，每當有親友到訪，都樂於帶他們逛遊市郊。作為亞洲之世界城市、國際金融中心，我們的市郊，是香港人很大的羞恥。

56. 過往政府在改善新界環境的工作，如九零年代初Blackspot Task Force的工作，成效不彰。現時的方案提供機會全面整治新界環境，提升香港形象。

方案會導致社會不穩嗎?

57. 應該不會，因為就算土地歸還政府，除非土地需用作即時發展，否則政府仍然可以通過短期租約，讓現有用途、經濟活動保留，直至重新規劃完成，為這些用途提供新地點。

方案需注意的地方

58. 由於方案「超越」2047年，又牽涉「國家土地」，應得到中央政府支持及同意。

59. 特首很可能會被「萬箭穿心」，因此她需要有很大的政治決心。但我對她很有信心，因為她曾在電視機前公開表白，她在制訂政策時是不會理會地產商的利益，她只會關心社會大眾的福祉。

60. 預期短期內需要大量現金作特惠補償 (究竟多少，暫時完全是未知數)。因土地有價，政府可透過成立特別基金，發行債券籌集資金。資金應絕對不是問題。

總結

61. 建議是一個合法、合理、合情、公開、公平、合乎公義、有效果、能照顧大眾的短、中、長期利益， 令香港社會更和諧，並切實可行，法律風險極低，的方案。

62. 我說建議是公平、合乎公義，原因是無理由小市民炒樓就受政府大力打擊，反而大財團炒賣新界農地，囤積居奇，蠶食香港人整體利益，政府不單無動於衷，還萬般呵護。建議將徹底洗脫政府造就地產霸權和官商勾結的形象！

63. 再者，土地業權到期，就歸政府所有。政府有義務重新審視及分配資源，不能一次又一次地不收地價的續期，讓個別人仕操控樓宇供應。

64. 方案徹底解決短期以至長期的土地供應問題，讓政府可依據社會需要，大量提供住屋。方案可提供機會，讓政府可全面重新規劃新界，全面提升環境，除住屋外大量提供土地發展經濟，提供就業，促進社會和諧。

65. 最後，我希望政府可以積極回應建議。如果政府能落實方案，林鄭特首便是真真正正為香港人做大事，惠及香港平民百姓。而且不單是這一代，起碼兩三代的香港人。林鄭將名留青史！”

In addition, with those sites in the New Territories which have already been developed, i.e. with village type houses already been built, renewal of their leases could be processed as normal so that it would provide stability of people’s livelihood who are already settled in the New Territories.

The above will give a total of no less than 8,500ha of land for development in the New Territories. It provides far more than 1,200ha needed. Since the land is already available all it takes is courage by using of administrative means to make this happens. If achieved a number of proposals and options in the Study would need not be discussed.

“Developing River Trade Terminal Site”, “Developing River Trade Terminal Site and Its Surroundings in Long Term”, “Developing Cavens and Underground Space” and “Relocation of Kwai Tsing Container Terminals” are not conceptual option but proposals. All should be

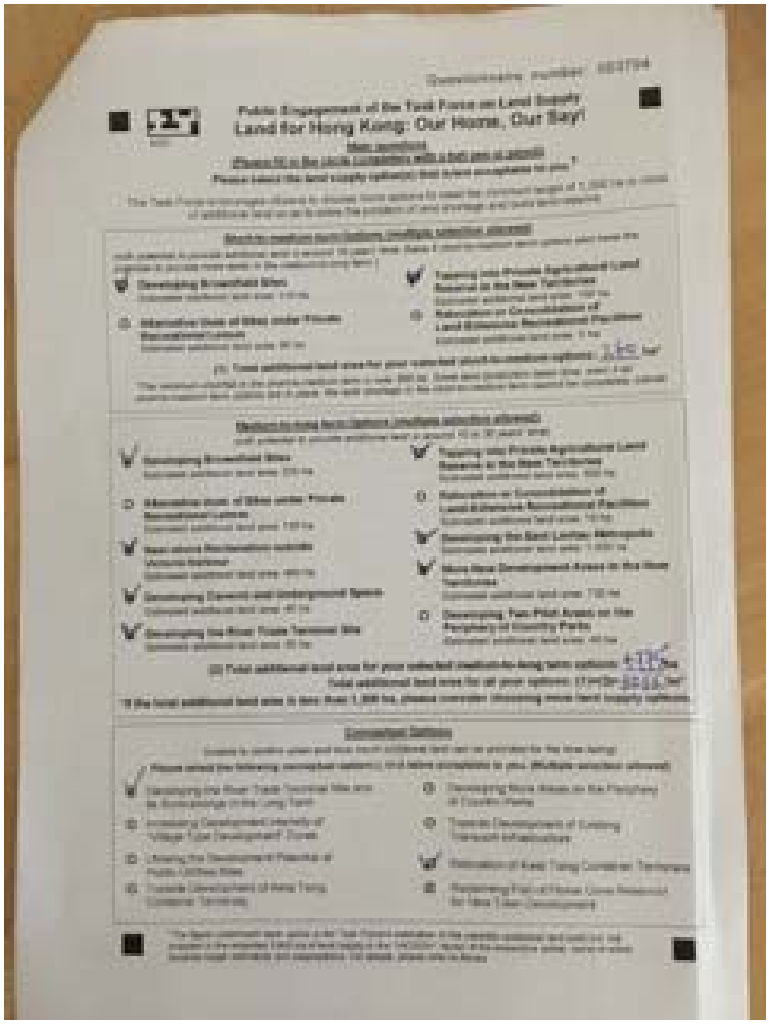
amalgamated with “Near-shore Reclamation Outside Victoria Harbour” such as Lung Kwu Tan and T-Park area. Other reclamations should also be instigated as proposed in the public engagement booklet for Sui Ho Wan, Sunny Bay, but not Tsing Yi Southwest, Ma Lui Shui and To Lo Harbour. These developments will put infrastructure under enormous pressure and will increase density in around the area where quality of life and safety will disappear.

Any reclamation options should include the consideration of “Near-shore Reclamation Outside Victoria harbour”, “Development East Lantau Metropolis”, “Development Caverns and Underground Space”, “Developing River Trade Terminal Site”, “Developing River Trade Terminal Site and Its Surroundings in Long Term” and “Relocation of Kwai Tsing Container Terminals”. As Pearl River Delta metropolis becomes more developed and with an invisible boundary between customs of Hong Kong and the Mainland, the trade through Kwai Tsing Container terminals has reduced. Hong Kong must face the fact that its container business is being eroded due to the expansion of near-by container ports where the Mainland goods can be exported direct to overseas.

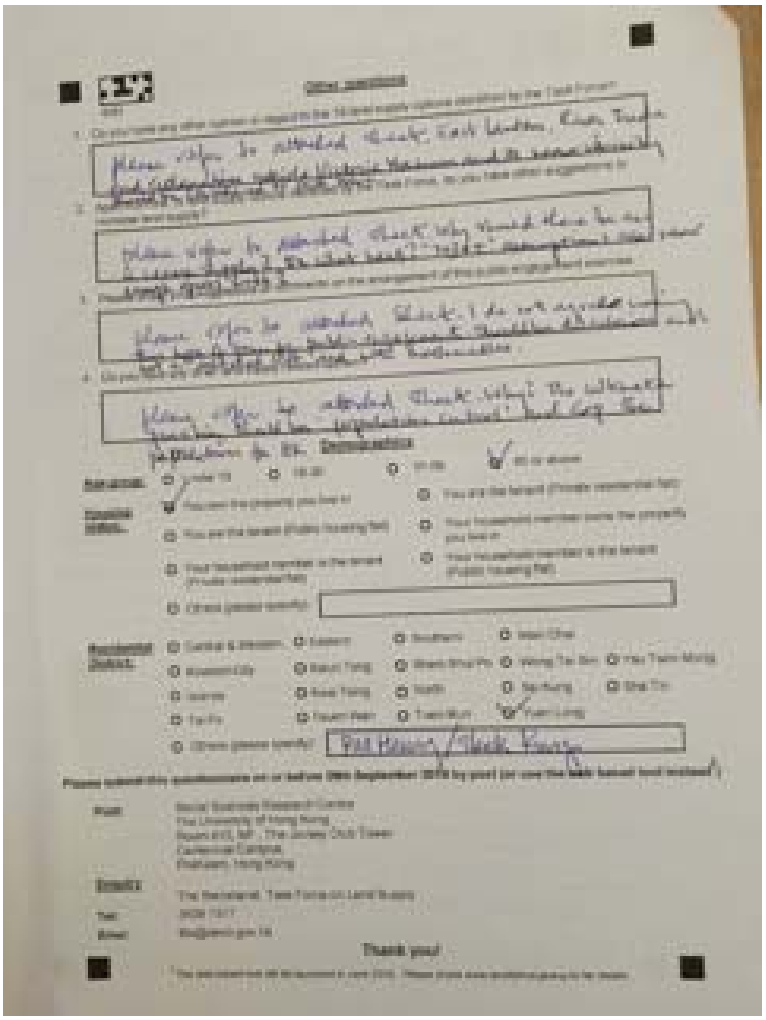
I have given equal thought on “Reclaiming Part of Plover Cove Reservoir for New Town Development”. When I first came across the proposals I thought it was a good idea. We can create a Utopia. But having listened to the speakers and considering the water resources, Hong Kong should go full steam ahead on having desalination plant and to such an extend to make it 75% sufficient. We all know that our current water comes from East River, Mainland and one day it will either run dry or contaminated. By then we have to compromise on its water quality by lowering the standard. It is not uncommon in business and financial sectors to do so. There is nothing Hong Kong can do about the pollution in drinking water from East River.

As the population in the Pearl River Delta expands and being extend further out beyond Guangzhou and Heyuan, the people in the Mainland would need water. There may be a fight over water between those in the upstream and the downstream. With the help of desalinating seawater Hong Kong need to store up reserves and be stored in Hong Kong reservoirs. Plover Cove Reservoir has served Hong Kong well from the time it was built. Although the proposed development may give a total of 2,000ha for urban use, we all know that when a place is to be dug up and developed, there will be upheaval to the surrounding area no matter what the environmental impact assessment reports would say. The town in this location can only a dormitory town or a resort for well-off families paradise like Bel-Air, Cyberport in Pokfulam, Hong Kong. It will become a dystopia if it has to be run in accordance with the aims.

There should no conceptual options. We must to get up and go.



Public Engagement of the Task Force on Land Supply
Land for Hong Kong: Our Home, Our Say!



Arthur Leung

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Kai cheuk hei 對土地供應選項及相關議題的意見

04/09/2018 23:50

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 這將提升香港土地的使用效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 祝 安好！

Kai cheuk hei 謹啟

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Jessie Cheung 對土地供應選項及相關議題的意見

04/09/2018 23:48

From: [redacted] To: tfls@devb.gov.hk

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為填海將破壞海洋生態。 請土地供應小組尊重民意，為香港市

民保護自然環境。 萬分感謝！

Jessie Cheung 謹啟

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Cindy wong 對土地供應選項及相關議題的意見

04/09/2018 23:43

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 敬祝安好！

Cindy wong 謹啟

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Maia Wong 對土地供應選項及相關議題的意見

04/09/2018 23:37

From: [redacted] To: tfls@devb.gov.hk

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 順祝 生活愉快！

Maia Wong 謹啟

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Joey Lau 對土地供應選項及相關議題的意見

04/09/2018 23:37

From: [redacted]

To: tfls@devb.gov.hk

土地供應的選項不應破壞自然和郊野，包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 衷心希望土地供應小組接納意見，

要求政府改善規劃，保護珍貴的自然環境。 順祝 生活愉快！

Joey Lau 謹啟

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Lam 對土地供應選項及相關議題的意見

04/09/2018 23:37

From: [redacted] To: tfls@devb.gov.hk

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 順祝 國泰民安！

Lam 謹啟

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Cheung chi ming對土地供應選項及相關議題的意見

04/09/2018 23:29

From: [redacted]

To: tfls@devb.gov.hk

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 祝 安好！

Cheung chi ming 謹啟

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William Lang's suggestions on Land Supply - Country Parks should never be an option for development

04/09/2018 23:22

From: [redacted] To: tfls@devb.gov.hk

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
William Lang

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Abigael Thomas's suggestions on Land Supply - Country Parks should never be an option for development

04/09/2018 23:14

From: [redacted] To: tfls@devb.gov.hk

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Abigael Thomas

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Karen 對土地供應選項及相關議題的意見

04/09/2018 22:56

From: [redacted] To: tfls@devb.gov.hk

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人

的訴求，優先發展粉嶺高球場，解決基層上樓問題。 祝 安好！

Karen 謹啟

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蘇暉皓對土地供應選項及相關議題的意見

04/09/2018 22:36

From: [redacted]

To: tfls@devb.gov.hk

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請黃遠輝先生

為香港下一代著想，不要開發郊野公園邊陲地帶。 祝 安好！

蘇暉皓謹啟

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李慧儀對土地供應選項及相關議題的意見

04/09/2018 22:27

From: [redacted]

To: tfls@devb.gov.hk

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土 地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為其他選項已經足夠。 請土供組回應香港人的訴求，優先發展粉嶺高

球場，解決基層上樓問題。 順祝 國泰民安！

李慧儀謹啟

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Nick Tear's suggestions on Land Supply - Country Parks should never be an option for development

04/09/2018 22:18

From: [redacted] To: tfls@devb.gov.hk

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Nick Tear

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Eddie Yeung 對土地供應選項及相關議題的意見

04/09/2018 22:18

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將提升香港土地的使用效率。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園是香港市民難得的吋氣地方。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 感謝！

Eddie Yeung 謹啟

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William Ng 對土地供應選項及相關議題的意見

04/09/2018 22:12

From: [redacted] To: tfls@devb.gov.hk

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為我們不能犧牲郊野公園的重要生態和生物。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 謝謝！

William Ng 謹啟

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Gillian yan 對土地供應選項及相關議題的意見

04/09/2018 22:06

From: [redacted]
To: tfls@devb.gov.hk

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。

謝謝！

Gillian yan 謹啟

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Jessica Mak 對土地供應選項及相關議題的意見

04/09/2018 22:00

From: [redacted] To: tfls@devb.gov.hk

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為填海將破壞海洋生態。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 祝願 閣下生活愉快！

Jessica Mak 謹啟

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Felix Siu 對土地供應選項及相關議題的意見

04/09/2018 21:58

From: [redacted] To: tfls@devb.gov.hk

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。

順祝 生活愉快！

Felix Siu 謹啟

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lawzoie 對土地供應選項及相關議題的意見

04/09/2018 21:44

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 順祝 生活愉快！

lawzoie 謹啟

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Mrs Liu 對土地供應選項及相關議題的意見

04/09/2018 21:23

From: [redacted] To: tfls@devb.gov.hk

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為發展棕地是大勢所趨，最能回應市民上樓的需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請黃

遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 祝願

閣下生活愉快！

Mrs Liu 謹啟

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JL 對土地供應選項及相關議題的意見

04/09/2018 21:22

From: [redacted] To: tfls@devb.gov.hk

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 這將有助釋放土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為郊野公園是香港市民難得的吋氣地方。 請土供組回應香港人的訴求，

優先發展粉嶺高球場，解決基層上樓問題。 感謝！

JL 謹啟

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Ibiza 對土地供應選項及相關議題的意見

04/09/2018 21:21

From: [redacted] To: tfls@devb.gov.hk

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為其他選項已經足夠。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 祝願 閣下生活愉快！

Ibiza 謹啟

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Sammi 對土地供應選項及相關議題的意見

04/09/2018 21:15

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地可以快速解決公營房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為郊野公園是香港市民難得的吁氣地方。 請土供組回應香港人的訴求，

優先發展粉嶺高球場，解決基層上樓問題。 祝願 閣下生活愉快！

Sammi 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Cipher Kitty 對土地供應選項及相關議題的意見

04/09/2018 21:14

From: [redacted] To: tfls@devb.gov.hk

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 敬祝安好！

Cipher Kitty 謹啟

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Brenda Smith's suggestions on Land Supply - Country Parks should never be an option for development

04/09/2018 21:14

From: [redacted] To: tfls@devb.gov.hk

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Brenda Smith

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Lee Kwok Fat 對土地供應選項及相關議題的意見

04/09/2018 21:07

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組回

應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 感謝！

Lee Kwok Fat 謹啟

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Rai Re Jay 對土地供應選項及相關議題的意見

04/09/2018 21:00

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地可以快速解決公營房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 祝 安好！

Rai Re Jay 謹啟

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Martin 對土地供應選項及相關議題的意見

04/09/2018 20:54

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為其他選項已經足夠。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 萬分感謝！

Martin 謹啟

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sunnie 對土地供應選項及相關議題的意見

04/09/2018 20:53

From: [redacted]
To: tfls@devb.gov.hk

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園是香港市民難得的吋氣地方。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 順祝 生活愉快！

sunnie 謹啟

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ieong stella 對土地供應選項及相關議題的意見

04/09/2018 20:50

From: [redacted]

To: tfls@devb.gov.hk

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為郊野公園是香港市民難得的吁氣地方。 衷心希望土地供應小組接納意見，

要求政府改善規劃，保護珍貴的自然環境。 祝 安好！

ieong stella 謹啟

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Wong Hiu Yan 對土地供應選項及相關議題的意見

04/09/2018 20:44

From: [redacted] To: tfls@devb.gov.hk

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為填海將破壞海洋生態。 請土地供應小組尊重民意，

為香港市民保護自然環境。 祝願 閣下生活愉快！

Wong Hiu Yan 謹啟

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陳明傑對土地供應選項及相關議題的意見

04/09/2018 20:34

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土 地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吋氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望

土地供應小組向政府反映本人意見，保護香港的自然環境。 順祝 國泰

民安！

陳明傑謹啟

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Hin Man Ng 對土地供應選項及相關議題的意見

04/09/2018 20:30

From: [redacted]

To: tfls@devb.gov.hk

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為其他選項已經足夠。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

謝謝！

Hin Man Ng 謹啟

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Lok 對土地供應選項及相關議題的意見

04/09/2018 20:27

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們不能犧牲郊野公園的重要生態和生物。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 敬祝安好！

Lok 謹啟

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LAU YUN LAN 對土地供應選項及相關議題的意見

04/09/2018 20:27

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 祝 安好！

LAU YUN LAN 謹啟

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Meilin wong 對土地供應選項及相關議題的意見

04/09/2018 20:20

From: [redacted]

To: tfls@devb.gov.hk

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 萬分感謝！

Meilin wong 謹啟

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Sandy 對土地供應選項及相關議題的意見

04/09/2018 20:02

From: [redacted]

To: tfls@devb.gov.hk

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為填海將破壞海洋生態。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 祝願 閣下生活愉快！

Sandy 謹啟

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Jack Tse 對土地供應選項及相關議題的意見

04/09/2018 20:02

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。 衷心

希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 順

祝 台安！

Jack Tse 謹啟

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Tony Tong 對土地供應選項及相關議題的意見

04/09/2018 20:02

From: [redacted] To: tfls@devb.gov.hk

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地可以快速解決公營房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 順祝 國泰民安！

Tony Tong 謹啟

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Chan Tsz Yan 對土地供應選項及相關議題的意見

04/09/2018 19:54

From: [redacted]

To: tfls@devb.gov.hk

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 希望土地供應小組聆聽

民意，促請政府改善規劃，令市民真正安居樂業。 祝願 閣下生活愉快！

Chan Tsz Yan 謹啟

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Vincent Wong 對土地供應選項及相關議題的意見

04/09/2018 19:48

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 敬祝安好！

Vincent Wong 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Alvin 對土地供應選項及相關議題的意見

04/09/2018 19:44

From: [redacted] To: tfls@devb.gov.hk

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為其他選項已經足夠。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 順祝 國泰民安！

Alvin 謹啟

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Candy 對土地供應選項及相關議題的意見

04/09/2018 19:36

From: [redacted] To: tfls@devb.gov.hk

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為郊野公園是香港市民難得的吁氣地方。 希望土地供應小組聆聽民意，

促請政府改善規劃，令市民真正安居樂業。 順祝 生活愉快！

Candy 謹啟

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Tsz Ki Lai 對土地供應選項及相關議題的意見

04/09/2018 19:32

From: [redacted]

To: tfls@devb.gov.hk

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 希望土地供應小組聆

聽民意，促請政府改善規劃，令市民真正安居樂業。 謝謝！

Tsz Ki Lai 謹啟

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kevin szeto 對土地供應選項及相關議題的意見

04/09/2018 19:22

From: [redacted] To: tfls@devb.gov.hk

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 感謝！

kevin szeto 謹啟

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樊樊天賜對土地供應選項及相關議題的意見

04/09/2018 19:18

From: [redacted]

To: tfls@devb.gov.hk

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為其他選項已經足夠。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

祝 安好！

樊樊天賜謹啟

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Ho Chung Yau 對土地供應選項及相關議題的意見

04/09/2018 19:16

From: [redacted]
To: tfls@devb.gov.hk

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為我們要尊重大自然。 本人希望土地供應專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 祝願 閣下生活愉快！

Ho Chung Yau 謹啟

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MelonJJ 對土地供應選項及相關議題的意見

04/09/2018 19:14

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地可以快速解決公營房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為其他選項已經足夠。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 萬分感謝！

MelonJJ 謹啟

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Kwok Sau Han 對土地供應選項及相關議題的意見

04/09/2018 19:06

From: [redacted] To: tfls@devb.gov.hk

填海和郊野公園邊陲地帶都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

這將提升香港土地的使用效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規

劃，令市民真正安居樂業。 順祝 國泰民安！

Kwok Sau Han 謹啟

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Constance Choi's suggestions on Land Supply - Country Parks should never be an option for development

04/09/2018 19:00

From: [redacted] To: tfls@devb.gov.hk

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Constance Choi

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Leslie Hui 對土地供應選項及相關議題的意見

04/09/2018 18:58

From: [redacted] To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Leslie Hui 謹啟

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Walter Ma 對土地供應選項及相關議題的意見

04/09/2018 18:50

From: [redacted] To: tfls@devb.gov.hk

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土 地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的叫氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人期望土地供

應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 生活愉快！

Walter Ma 謹啟

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Gordon Wong 對土地供應選項及相關議題的意見

04/09/2018 18:48

From: [redacted]
To: tfls@devb.gov.hk

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為我們不能犧牲郊野公園的重要生態和生物。 請黃遠輝先生為

香港下一代著想，不要開發郊野公園邊陲地帶。 祝 安好！

Gordon Wong 謹啟

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Wing Chan 對土地供應選項及相關議題的意見

04/09/2018 18:48

From: [redacted] To: tfls@devb.gov.hk

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土 地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 萬分感謝！

Wing Chan 謹啟

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Yip 對土地供應選項及相關議題的意見

04/09/2018 18:48

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Yip 謹啟

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Ng cheuk Kwan isaac對土地供應選項及相關議題的意見

04/09/2018 18:47

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Ng cheuk Kwan isaac 謹啟

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Billy 對土地供應選項及相關議題的意見

04/09/2018 18:40

From: [redacted] To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Billy 謹啟

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Hiu Ching Lei 對土地供應選項及相關議題的意見

04/09/2018 18:36

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 感謝！

Hiu Ching Lei 謹啟

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Henry 對土地供應選項及相關議題的意見

04/09/2018 18:34

From: [redacted] To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Henry 謹啟

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Fabian Raetzer's suggestions on Land Supply - Country Parks should never be an option for development

04/09/2018 18:30

From: [redacted] To: tfls@devb.gov.hk

For the HKSAR Government's Task force on Land Supply

I feel very strongly that Hong Kong should not develop its country parks and am hereby submitting my feedback for the Task Force on Land Supply's public engagement as follows:

- The government should absolutely prioritise the development of brownfields. Studies have shown that there is more than sufficient land from brownfields to meet Hong Kong's housing needs;

- Country parks and their peripheries, as well as land reclamation should never be an option for development(whether short-term, mid-term, long-term or conceptual). Other areas of natural resources (such as farmland) should also be approached with extreme caution because these options will cause irreversible harm to Hong Kong's environment and natural resources;

- I earnestly request the SAR government to take a bold step forward and finally resolve Hong Kong's enduring and unjust land-planning problem.

I kindly request the Task Force on Land Supply to convey my views to the government departments responsible, so that Hong Kong can pursue a land development model that is sustainable, has integrity and will benefit everyone.

Sincerely yours,
Fabian Raetzer

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Chan chi wa 對土地供應選項及相關議題的意見

04/09/2018 18:30

From: [redacted]
To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Chan chi wa 謹啟

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Chris 對土地供應選項及相關議題的意見

04/09/2018 18:28

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為填海將破壞海洋生態。 衷心希望土地供應小組接納意見，要求政府改善

規劃，保護珍貴的自然環境。 順祝 國泰民安！

Chris 謹啟

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Lee 對土地供應選項及相關議題的意見

04/09/2018 18:26

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Lee 謹啟

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Louisa Yeung 對土地供應選項及相關議題的意見

04/09/2018 18:25

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望土地供應

專責小組虛心接受市民的意見，無須開發郊野公園邊陲地帶。 順祝 國泰民安！

Louisa Yeung 謹啟

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Goldfish Lam 對土地供應選項及相關議題的意見

04/09/2018 18:25

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 此舉有助改善新界的環境及令土地用得更有效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為其他選項已經足夠。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 敬祝安好！

Goldfish Lam 謹啟

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Nam 對土地供應選項及相關議題的意見

04/09/2018 18:22

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Nam 謹啟

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LK CHIU 對土地供應選項及相關議題的意見

04/09/2018 18:21

From: [redacted] To: tfls@devb.gov.hk

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 敬祝安好！

LK CHIU 謹啟

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陳籽丰對土地供應選項及相關議題的意見

04/09/2018 18:18

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地可以快速解決公營房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為填海將破壞海洋生態。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 萬分感謝！

陳籽丰謹啟

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Yip 對土地供應選項及相關議題的意見

04/09/2018 18:18

From: [redacted] To: tfls@devb.gov.hk

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園是香港市民難得的吋氣地方。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Yip 謹啟

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Chu yau fat 對土地供應選項及相關議題的意見

04/09/2018 18:16

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

這將有助釋放土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為填海將破壞海洋生態。 本人希望土地供應專責小組虛心接受市民的意見，

無須開發郊野公園邊陲地帶。 謝謝！

Chu yau fat 謹啟

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Tong kin yat 對土地供應選項及相關議題的意見

04/09/2018 18:10

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Tong kin yat 謹啟

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Jimmy Ng 對土地供應選項及相關議題的意見

04/09/2018 18:06

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為我們要尊重大自然。 本人希望土地供應小組向政府反映本人意見，

保護香港的自然環境。 順祝 國泰民安！

Jimmy Ng 謹啟

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Chung Tsz Ho 對土地供應選項及相關議題的意見

04/09/2018 18:06

From: [redacted]

To: tfls@devb.gov.hk

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將有助釋放土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 祝 安好！

Chung Tsz Ho 謹啟

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Tracy Ng 對土地供應選項及相關議題的意見

04/09/2018 18:06

From: [redacted] To: tfls@devb.gov.hk

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為其他選項已經足夠。 希望土地供應小組聆聽民意，促請政府改善規

劃，令市民真正安居樂業。 順祝 台安！

Tracy Ng 謹啟

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CMan Tang 對土地供應選項及相關議題的意見

04/09/2018 17:58

From: [redacted]

To: tfls@devb.gov.hk

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為我們要尊重大自然。 希望土地供應小組聆聽民意，促請政府改善規

劃，令市民真正安居樂業。 祝 安好！

CMan Tang 謹啟

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Mimi 對土地供應選項及相關議題的意見

04/09/2018 17:58

From: [redacted] To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Mimi 謹啟

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Yeung Hoi Pui 對土地供應選項及相關議題的意見

04/09/2018 17:58

From: [redacted]

To: tfls@devb.gov.hk

請不要發展郊野公園邊陲地帶兩個試點及其他邊陲地帶地點

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為其他選項已經足夠。 本人希望土地供應小組向政府反映本人意見，

保護香港的自然環境。 祝願 閣下生活愉快！

Yeung Hoi Pui 謹啟

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Chung 對土地供應選項及相關議題的意見

04/09/2018 17:56

From: [redacted]
To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Chung 謹啟

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Wong Chiu shek 對土地供應選項及相關議題的意見

04/09/2018 17:56

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Wong Chiu shek 謹啟

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Zole Cheung 對土地供應選項及相關議題的意見

04/09/2018 17:54

From: [redacted] To: tfls@devb.gov.hk

善用棕土，不應發展郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。 祝願 閣下生活愉快！

Zole Cheung 謹啟

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Ww 對土地供應選項及相關議題的意見

04/09/2018 17:52

From: [redacted]

To: tfls@devb.gov.hk

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的吋氣地方。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 祝願 閣下生活愉快！

Ww 謹啟

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Eddy 對土地供應選項及相關議題的意見

04/09/2018 17:50

From: [redacted] To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Eddy 謹啟

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Andrew Lee 對土地供應選項及相關議題的意見

04/09/2018 17:50

From: [redacted]
To: tfls@devb.gov.hk

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 這將有助釋放土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為郊野公園是香港市民難得的叫氣地方。 懇請土地供應小組聽取民意，令香港真正可持續發展。 祝 安好！

Andrew Lee 謹啟

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Lee Chara 對土地供應選項及相關議題的意見

04/09/2018 17:49

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為棕地有 723 公頃，更能有效為基層提供房屋需求。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為郊野公園是香港市民難得的吋氣地方。 懇請土地供應小組聽取民意，令香港真正可持續發展。 順祝 生活愉快！

Lee Chara 謹啟

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Svah 對土地供應選項及相關議題的意見

04/09/2018 17:49

From: [redacted] To: tfls@devb.gov.hk

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港 市民難得的吁氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 順祝國泰民安！

Svah 謹啟

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

Chan ho yee 對土地供應選項及相關議題的意見

04/09/2018 17:46

From: [redacted] To: tfls@devb.gov.hk

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為我們要尊重大自然。 請黃遠輝先生為香港下一代著想，不要開發郊野公園邊陲地帶。 萬分感謝！

Chan ho yee 謹啟

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Tsoi Chung hin 對土地供應選項及相關議題的意見

04/09/2018 17:46

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Tsoi Chung hin 謹啟

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Benedict Chan 對土地供應選項及相關議題的意見

04/09/2018 17:42

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括填海和郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 衷心希望土地供應小組接

納意見，要求政府改善規劃，保護珍貴的自然環境。 祝 安好！

Benedict Chan 謹啟

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Hebe Lau 對土地供應選項及相關議題的意見

04/09/2018 17:42

From: [redacted] To: tfls@devb.gov.hk

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 謝謝！

Hebe Lau 謹啟

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winnie chan 對土地供應選項及相關議題的意見

04/09/2018 17:40

From: [redacted] To: tfls@devb.gov.hk

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組回

應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 祝願 閣下

生活愉快！

winnie chan 謹啟

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Wong y m 對土地供應選項及相關議題的意見

04/09/2018 17:38

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為我們要尊重大自然。 請土地供應小組尊重民意，為香港市民

保護自然環境。 敬祝安好！

Wong y m 謹啟

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Eric Lee 對土地供應選項及相關議題的意見

04/09/2018 17:35

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為發展棕地是大勢所趨，最能回應市民上樓的需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園是香港市民難得的吋氣地方。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 萬分感謝！

Eric Lee 謹啟

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Joey Ng 對土地供應選項及相關議題的意見

04/09/2018 17:26

From: [redacted] To: tfls@devb.gov.hk

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

此舉有助改善新界的環境及令土地用得更有效率。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為其他選項已經足夠。 請土供組如實向特首林鄭月娥反映市民訴求，規劃

棕地，保護郊野邊陲地帶。 祝 安好！

Joey Ng 謹啟

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Billy Or 對土地供應選項及相關議題的意見

04/09/2018 17:21

From: [redacted]
To: tfls@devb.gov.hk

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性 選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處 理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

這是因為自然環境對市民亦十分重要，而政府可選擇其他土地供應選項（棕地，私人 遊樂場地契約用地等）。

希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。

順祝 國泰民安！

Billy Or 謹啟

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Chan Pak Kei 對土地供應選項及相關議題的意見

04/09/2018 17:19

From: [redacted] To: tfls@devb.gov.hk

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府必須優先使用棕地和私人遊樂場地契約用地，有研究已經指出，香港的棕地及粉 嶺高爾夫球場等已經足以應付香港未來的房屋需求。

釋放現有的土地資源。

當局不應發展郊野公園邊陲地帶（不論是作為中長期選項的兩個試點，或作為概念性選項），亦不應在維港以外近岸填海及發展東大嶼都會，對於發展農地也須謹慎處理，因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

因為填海將破壞海洋生態。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

祝願 閣下生活愉快！

Chan Pak Kei 謹啟

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Lily Ho 對土地供應選項及相關議題的意見

04/09/2018 17:16

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地可以快速解決公營房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 台安！

Lily Ho 謹啟

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kiang suet yuk對土地供應選項及相關議題的意見

04/09/2018 17:14

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

釋放現有的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。

萬分感謝！

kiang suet yuk 謹啟

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Chan 對土地供應選項及相關議題的意見

04/09/2018 17:05

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Chan 謹啟

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Jacky 對土地供應選項及相關議題的意見

04/09/2018 17:02

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為我們要尊重大自然。 本人希望土地供應小組向政府反映本人意見，

保護香港的自然環境。 祝願 閣下生活愉快！

Jacky 謹啟

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Kwok kwok hing 對土地供應選項及相關議題的意見

04/09/2018 17:00

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Kwok kwok hing 謹啟

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Queenie Wong 對土地供應選項及相關議題的意見

04/09/2018 16:54

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

釋放現有的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為我們不能犧牲郊野公園的重要生態和生物。 請土供組回應香港人的

訴求，優先發展粉嶺高球場，解決基層上樓問題。 謝謝！

Queenie Wong 謹啟

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張月華對土地供應選項及相關議題的意見

04/09/2018 16:54

From: [redacted] To: tfls@devb.gov.hk

請停止研究開發郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 釋放現有的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 萬分感謝！

張月華謹啟

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Carol Lau 對土地供應選項及相關議題的意見

04/09/2018 16:52

From: [redacted] To: tfls@devb.gov.hk

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

謝謝！

Carol Lau 謹啟

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Wendy Ho 對土地供應選項及相關議題的意見

04/09/2018 16:48

From: [redacted] To: tfls@devb.gov.hk

郊野公園邊陲地帶和填海都不應成為發展和土地供應的選項

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

這是因為大自然也是市民優質生活的重要元素，必須保護。 本人期望土地供應專責小組能真的能保護我們的環境，也能讓市民安居樂業。 順祝 國泰民安！

Wendy Ho 謹啟

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Cc Chan 對土地供應選項及相關議題的意見

04/09/2018 16:44

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

釋放現有的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為郊野公園就是郊野公園，沒有所謂邊陲地帶。 懇

請土地供應小組聽取民意，令香港真正可持續發展。

順祝 國泰民安！

Cc Chan 謹啟

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Catherine Lau 對土地供應選項及相關議題的意見

04/09/2018 16:40

From: [redacted] To: tfls@devb.gov.hk

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地有 723 公頃，更能有效為基層提供房屋需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

這是因為大自然也是市民優質生活的重要元素，必須保護。 懇請土地供應小組聽取

民意，令香港真正可持續發展。

順祝 生活愉快！

Catherine Lau 謹啟

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wong lam ching 對土地供應選項及相關議題的意見

04/09/2018 16:38

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

wong lam ching 謹啟

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carmen Lee 對土地供應選項及相關議題的意見

04/09/2018 16:38

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

carmen Lee 謹啟

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Peonnie Tam 對土地供應選項及相關議題的意見

04/09/2018 16:38

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府應糾正棕地零亂擴散的現象，好好規劃。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地 點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為填海將破壞海洋生態。 懇請土地供應小組聽取民意，令香港真正可持續發展。 順祝 國泰民安！

Peonnie Tam 謹啟

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Samson Wong 對土地供應選項及相關議題的意見

04/09/2018 16:36

From: [redacted]

To: tfls@devb.gov.hk

不應發展郊野公園邊陲地帶，守護大自然

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為其他選項已經足夠。 本人希望土地供應專責小組虛心接受市民的意見，無

須開發郊野公園邊陲地帶。 謝謝！

Samson Wong 謹啟

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Cherry Chan 對土地供應選項及相關議題的意見

04/09/2018 16:36

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為發展棕地是大勢所趨，最能回應市民上樓的需求。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吁氣地方。

因為郊野公園是香港市民難得的吁氣地方。 懇請土地

供應小組聽取民意，令香港真正可持續發展。 感謝！

Cherry Chan 謹啟

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Dennis Mok 對土地供應選項及相關議題的意見

04/09/2018 16:36

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Dennis Mok 謹啟

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Yeung wai kwan 對土地供應選項及相關議題的意見

04/09/2018 16:34

From: [redacted] To: tfls@devb.gov.hk

政府必須停止研究發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局必須首先善用棕地，及私人遊樂場地契約用地，釋放現有的土地資源。

有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求。

政府不應發展郊野公園兩個試點作為中長期選項，不應研究郊野公園邊陲地帶其他地點，亦不應考慮在維港以外填海，因為填海將破壞海洋生態。

因為這些選項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

本人希望土地供應小組向政府反映本人意見，保護香港的自然環境。

順祝 國泰民安！

Yeung wai kwan 謹啟

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Leung yiu wing 對土地供應選項及相關議題的意見

04/09/2018 16:28

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先

利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。

因為棕地欠缺規劃及管理，若能善用，相信可以應付急切的房屋需求，為香港提供土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的吋氣地方。

因為填海將破壞海洋生態。 請土供組如實向特首林鄭月娥反映市民訴求，規

劃棕地，保護郊野邊陲地帶。 萬分感謝！

Leung yiu wing 謹啟

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YIU tsz kit 對土地供應選項及相關議題的意見

04/09/2018 16:28

From: [redacted] To: tfls@devb.gov.hk

優先發展棕地，無須發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為棕地有723 公頃，更能有效為基層提供房屋需求。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因 為我們不能犧牲郊野公園的重要生態和生物。

因為郊野公園是香港市民難得的吋氣地方。 請土供組如實向特首林鄭月娥反映市民訴求，規劃棕地，保護郊野邊陲地帶。 順祝 生活愉快！

YIU tsz kit 謹啟

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leung yiu wing 對土地供應選項及相關議題的意見

04/09/2018 16:27

From: [redacted] To: tfls@devb.gov.hk

土地供應的選項不應包括郊野公園邊陲地帶和填海

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

政府必須停止研究發展郊野公園邊陲地帶兩個試點及其他邊陲地帶，亦不應考慮兩個 涉及維港以外填海的中長期土地選項，農地發展亦須小心看待，因為郊野公園是香港市民難得的叫氣地方。

因為其他選項已經足夠。 懇請土地供應小組聽取民意，

令香港真正可持續發展。 順祝 國泰民安！

leung yiu wing 謹啟

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Mr Tong 對土地供應選項及相關議題的意見

04/09/2018 16:23

From: [redacted]
To: tfls@devb.gov.hk

改善規劃，用好棕地

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為粉嶺高爾夫球場和棕地等已經足以應付香港未來的房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

這是因為大自然也是市民優質生活的重要元素，必須保護。 請土供組回應香港人的訴求，優先發展粉嶺高球場，解決基層上樓問題。 順祝 國泰民安！

Mr Tong 謹啟

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Lau chun kit 對土地供應選項及相關議題的意見

04/09/2018 16:16

From: [redacted]

To: tfls@devb.gov.hk

致土地供應專責小組：

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

- 政府應優先發展棕地，有研究已經指出，香港的棕地及粉嶺高爾夫球場等已經足以應付香港未來的房屋需求；

- 郊野公園及其邊陲地帶以及填海都不應該成為土地供應的選項（不論是短期、中長期或概念性選項），其他的自然土地資源（如農地）亦應謹慎看待。因為這些選 項都會為香港的生態環境和天然資源帶來不能逆轉的破壞。

- 請特區政府勇謀兼備，處理新界存積已久的土地規劃不公問題。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正 落實可持續和以人與生態為本的發展規劃。

順祝 台安！

Lau chun kit 謹啟

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鄺美茵對土地供應選項及相關議題的意見

04/09/2018 16:14

From: [redacted] To: tfls@devb.gov.hk

愛護自然，不應發展郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見：

政府應先用好棕地資源，及私人遊樂場地契約用地，因為粉嶺高爾夫球場和棕地等已 經足以應付香港未來的房屋需求。

因為棕地可以快速解決公營房屋需求。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們要尊重大自然。

因為填海將破壞海洋生態。

本人期望土地供應專責小組能將本人意見進一步反映予政府相關部門，讓香港能真正落實可持續和以人與生態為本的發展規劃。

順祝 國泰民安！

鄺美茵謹啟

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Yvonne 對土地供應選項及相關議題的意見

04/09/2018 16:12

From: [redacted] To: tfls@devb.gov.hk

優先使用棕地，守護自然郊野及郊野公園邊陲地帶

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 當局須優先利用棕地，還有私人遊樂場地契約用地，這將提升香港土地的使用效率。 因為棕地同樣是珍貴的土地資源，政府必須規劃分配。

當局不應研究在郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶）興建房屋，也不 應考慮在維港以外近岸和東大嶼填海，其他天然資源（例如農地）亦要謹慎看待，因為我們不能犧牲郊野公園的重要生態和生物。

因為我們要尊重大自然。 衷心希望土地供應小組接納意見，要求政府改善規劃，保護珍貴的自然環境。 祝 安好！

Yvonne 謹啟

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SUNG chris 對土地供應選項及相關議題的意見

04/09/2018 16:10

From: [redacted]

To: tfls@devb.gov.hk

先用棕地，糾正規劃問題

就 貴小組針對香港未來土地供應的公眾諮詢，本人謹此表達以下意見： 棕地和私人遊樂場地契約用地，必須被選為優先選項，這將有助釋放土地資源。 因為政府有責任全面規劃棕地，更有效運用珍貴的土地資源。

郊野公園邊陲地帶（包括兩個試點和其他邊陲地帶），及在維港以外近岸及東大嶼填 海，不能被視為增加土地的選項，當局亦應小心處理農地等其他天然資源，因為我們 要尊重大自然。

因為郊野公園是香港市民難得的叫氣地方。 希望土地供應小組聆聽民意，促請政府改善規劃，令市民真正安居樂業。 順祝 生活愉快！

SUNG chris 謹啟