

**Public Works Subcommittee  
Meetings on 18 and 24 June 2014**

**List of issues requiring follow-up actions by the Administration  
before the relevant meeting of the Finance Committee**

**Item**

**Issue**

PWSC  
(2014-15)11

1. At the request of the Chairman, the Administration will provide to the Subcommittee a summary of the results of the Stage 1 and Stage 2 public engagement exercises for the study on "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development".

**The Administration's response :**

A summary of the results of the Stage 1 and Stage 2 public engagement exercises for the study on "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development" is at Appendix.

2. At the request of Hon Tony TSE, the Administration will provide the following information --
  - (a) whether the consultancy company to be appointed for 768CL (strategic studies for artificial islands in the central waters) ("the Study") is required to possess all the expertise on the various areas to be covered by the Study (listed in paragraph 3 of PWSC(2014-15)11);
  - (b) if the answer to (a) is no, what are the criteria for the selection of the company; and
  - (c) if the consultancy company to be appointed is allowed to engage other companies for the Study (i.e., the consultancy company to be appointed being the main consultants), what types of expertise/professionalism the main consultants are expected to have.

The Administration's response :

In view of the extensive scope of the Study, the number of individual consultancy company which possesses all the required expertise is quite limited. As a common practice, the consultancy companies are allowed to bid individually or as a joint venture. They are also allowed to engage sub-consultants. Under this arrangement, the consultancy team as a whole will possess all the required expertise. However, the appointed consultancy company is still required to possess relevant expertise on various major areas such as engineering, planning and environmental studies to ensure that the company can manage the Study in a holistic and efficient manner.

In the consultants selection process, various factors would be considered such as their previous relevant experience, methodology and programme to meet the study requirements, knowledge and experience of staff, as well as the past performance of both the consultancy company and their sub-consultants. The organisational structure (including the sub-consultants) proposed by the consultancy company would also be considered to ensure that the consultancy team as a whole would possess all the required expertise.

3. At the request of Hon WU Chi-wai, the Administration will provide information about the latest development of the proposal on designating a marine park at Southwest Lantau.

The Administration's response :

On 1 September 2014, the Administration announced a plan for the designation of Southwest Lantau Marine Park (about 660 hectares) and Soko Islands Marine Park (about 1 270 hectares). Building on earlier preparatory work including discussions with various stakeholders, the Administration will launch another round of public engagement in 2015 and take other necessary steps and seek to complete the statutory procedure

for the designation by early 2017<sup>1</sup>.

4. At the request of Hon Gary FAN, the Administration will provide information about the progress of implementation of the conservation initiatives proposed under the Revised Concept Plan for Lantau formulated in 2007.

The Administration's response :

The Revised Concept Plan for Lantau (Concept Plan) promulgated in 2007 recommended broad development strategies for Lantau to promote sustainable development by balancing development and conservation needs and to focus the development of major economic infrastructure and tourism uses in North Lantau, preserving the major part of Lantau for nature conservation and environmentally sustainable recreational and visitor uses. For preserving the unique natural landscape, ecological environment and cultural heritage of Lantau, a comprehensive conservation strategy and a number of initiatives have been proposed under the Concept Plan.

Since these initiatives involve various aspects and wide range of areas in Lantau, it is necessary to prioritise their implementation programmes with due consideration of conservation value, complexity, resources availability, etc. Among those initiatives, some major ones have already been implemented in recent years, including the Northern Lantau (Extension) Country Park, Ngong Ping Nature Centre, the Hong Kong Olympic Trail between Mui Wo and Tai Ho, revitalising Old Tai O Police Station and first phase improvement works at Tai O. The Administration is planning the second phase and remaining improvement works at Tai O, the improvement works at Mui Wo and the proposed marine park at Southwest Lantau.

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<sup>1</sup> Further details are set out in the press release issued on 1 September 2014 (<http://www.info.gov.hk/gia/general/201409/01/P201409010318.htm>)

**Summary of the results of the Stage 1 and Stage 2 public engagement exercises for the study on "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development"**

**Stage 1 Public Engagement**

***Background***

1. The Stage 1 Public Engagement (PE) on “Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development” was conducted between 10 November 2011 and 31 March 2012 to seek public views on government initiatives to enhance the land supply strategy by a six-pronged approach<sup>1</sup>, including reclamation outside Victoria Harbour and rock cavern development, and the proposed site selection criteria.
2. In January 2012, in response to stakeholders’ suggestions, the Government announced 25 possible reclamation sites outside Victoria Harbour as illustrations for the public to give views on the initial site selection criteria for reclamation.
3. The Social Sciences Research Centre of the University of Hong Kong (the Research Centre) has been appointed by A-World Consulting (the PE Sub-Consultant) as an independent research consultant for the collection, compilation, analysis and reporting of views expressed by stakeholders and members of the public. Both quantitative and qualitative analytical methods were used by the Research Centre for the research.
4. For quantitative analysis, a telephone poll, based on a randomised sample representative of the general population, was conducted. In addition, a feedback questionnaire survey was conducted online as well as through self-administered mode and face-to-face interviews to collect public views. All these feedback was analysed by quantitative method.
5. Qualitative feedback was collected in PE meetings and other meetings or briefings

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<sup>1</sup> The six-pronged approach includes re-zoning, resumption, redevelopment, reclamation outside Victoria Harbour, rock cavern development and re-use of ex-quarry sites.

(recorded in written form) and the online forum of the PE website; through written submissions, comment forms collected during PE activities, signature campaigns / petitions organised by community groups, and newspaper reports, etc. All the feedback was analysed by qualitative method.

6. The full report and Executive Summary of “Report on Stage 1 Public Engagement” were uploaded to the PE website: <http://www.landsupply.hk> on 16 January 2013.

### *Summary of Views on Key Topics*

7. A total of 10 052 quantitative responses were received which comprised 1 472 responses from the territory-wide telephone poll conducted and 8 580 completed feedback questionnaires collected through face-to-face interviews, online, self-administered mode, and other forms of submission. In addition, a total of 31 881 qualitative responses were received by 31 March 2012 through 13 different channels.

### *Six-pronged Land Supply Strategy*

8. There was broad support for the six-pronged approach for enhancing land supply if the Government considers it strategically important to do so.

### *Land Reserve*

9. There was broad support for the establishment of a land reserve.

### *Increasing Land Supply through Reclamation outside Victoria Harbour*

10. There was no consensus on increasing land supply through reclamation outside Victoria Harbour. Views collected from the telephone poll and feedback questionnaire, analysed quantitatively, were mixed. In the telephone poll, there were fewer respondents supporting reclamation (33.6%) than those not supporting (46.4%). For the feedback questionnaire, it was the reverse, with 49.4% supporting reclamation and 42.5% not supporting. In the qualitative feedback, there was strong opposition to especially some of the 25 illustrative possible reclamation sites, while there were some comments supporting the reclamation option. Much qualitative feedback collected from signature campaigns/petitions organised in local communities opposed reclamation at some of the specific locations.

11. The major concerns of those who were against reclamation were related to impacts on the environment and local communities. Site location was regarded by many respondents as important when considering reclamation.

Increasing Land Supply through Rock Cavern Development

12. There was consensus support for increasing land supply through rock cavern development, with the exception of the possible Mount Davis site. Some expressed concerns about the feasibility of rock cavern development and the use of caverns.

Initial Site Selection Criteria

13. There was broad consensus that impacts on the environment and local communities were the most important criteria.

Housing and Development – Hong Kong's Needs and Opportunities

14. There was broad consensus that more land would be required to meet the needs for providing housing and community facilities, improving the living environment, and enabling infrastructural development. There were many comments that Hong Kong should fully utilise existing inefficiently used land rather than reclamation, that the population policy should be improved and that the land policy should be made in accordance with population policy.

Proposed Land Use and Potential Site Locations

15. Many responding to the telephone poll regarded site location as important when considering reclamation outside Victoria Harbour. Many who provided views through signature campaigns/petitions and the feedback questionnaire opposed to reclamation at some of the specific locations. On land use, there were questions about the proposed use of the reclamation sites and the land released from relocating facilities to rock caverns.

Stage 2 Public Engagement

*Background*

1. Based on the site selection criteria confirmed during the Stage 1 PE exercise and the results of broad technical assessments, a few potential reclamation sites outside Victoria Harbour and rock cavern development (RCD) sites were selected for consultation in the Stage 2 PE exercise, conducted between 21 March 2013 and 21 June 2013. The sites for consultation were –

- five potential near-shore reclamation sites at Lung Kwu Tan in Tuen Mun, Siu Ho Wan and Sunny Bay on North Lantau, Tsing Yi Southwest, and Ma Liu Shui in Sha Tin;
- possible artificial islands in the central waters between Lantau and Hong Kong Island; and
- three pilot schemes of RCD, namely Diamond Hill Fresh Water and Salt Water Service Reservoirs, Sai Kung Sewage Treatment Works (STW) and Sham Tseng STW.

2. The aim of the Stage 2 PE was to seek public views on the possible land uses for the proposed reclamation and RCD sites as well as the areas of concern to be addressed in future technical studies.

3. The Social Sciences Research Centre of the University of Hong Kong (the Research Centre) was engaged by A-World Consulting (the PE Sub-Consultant) as an independent research consultant for the collection, compilation, analysis and reporting of the views expressed by stakeholders and members of the public.

4. Feedback was collected through various channels in PE2, including PE meetings organised by the Government or attended by Government officials, written submissions, comment forms collected during PE activities, signature campaigns/petitions organised by community groups, and newspaper, magazine and online media reports, etc. In addition, a feedback questionnaire<sup>2</sup> survey was conducted by the Research Centre at roving exhibitions through face-to-face interviews and self-administered mode to collect public views. All the feedback collected was qualitative in nature and was analysed by the Research Centre using qualitative

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<sup>2</sup> The feedback questionnaire was designed by the Research Centre to answer the three questions specified by the Government in the Stage 2 PE Digest.

methods.

5. The full report and Executive Summary of “Report on Stage 2 Public Engagement” were uploaded to the PE website: <http://www.landsupply.hk> on 17 January 2014.

### *Summary of Views on Proposed Sites*

6. A total of 38 084 submissions comprising 9 979 feedback questionnaires<sup>3</sup> and 28 105 submissions in various forms through different channels were received by the end of the Stage 2 PE on 21 June 2013.

### *Supported Land Use*

7. Land reserve and residential development (in particular public rental housing) were the most popular land uses among the supported land uses mentioned by respondents in respect of the five potential near-shore reclamation sites outside Victoria Harbour and possible artificial islands in the central waters between Lantau and Hong Kong Island.

8. For the three pilot RCD schemes, the potential land uses for the released site recording the highest level of support were residential development (in particular public rental housing), public parks, and recreational or leisure facilities.

### *Particular Aspects the Government should Pay Attention to when Carrying Out Further Studies*

9. Impact on marine ecology, including encroachment on habitats of Chinese White Dolphins (CWDs)<sup>4</sup>, and ecological conservation were two common areas of concerns about reclamation sites (including artificial islands in central waters). Other than environmental issues, transportation was a main concern.

10. There were local concerns<sup>5</sup> on impact on existing community and transportation

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<sup>3</sup> Among the 9 979 questionnaires received, 7 528 (75%) were collected from the Ma On Shan community.

<sup>4</sup> Some feedback expressed concerns about the impact on CWDs irrespective of the fact that there was no record of sightings of CWDs at some sites. While no sighting of CWDs was recorded at Tsing Yi Southwest and Ma Liu Shui, feedback was received about the impact on CWDs if reclamation was implemented at these two sites.

<sup>5</sup> The concerns were mainly raised by the local groups and residents' groups of On Tai, Chung On,



services, and concerns about the environment including coastal landscape and habitats, marine ecology, air and noise pollution, water flow and quality of Shing Mun River on the potential Ma Liu Shui reclamation site.

11. Impact on the local community and environment, transportation issue, and engineering feasibility including safety of rock cavern were the main concerns of respondents about potential RCD sites.

### ***Other Views***

12. Although the Stage 2 PE Digest did not explicitly ask whether people accept or reject the specific site proposals, many respondents made their views explicit through signature campaigns/petitions (SCPs) expressing combined opposition to all five near-shore reclamation sites. The SCPs and Facebook campaign (FB) organised by the Student Union of The Chinese University of Hong Kong (CUHK) constituted the biggest source of combined rejection of all five near-shore reclamation sites. Acceptance of the reclamation sites was also expressed in the form of combined acceptance of all sites through SCPs, with some groups in the construction industry providing the bulk of such combined acceptance.

13. As for the RCD sites, the acceptance and rejection of sites were again mostly in form of combined positions, though of a significantly smaller number than those in relation to reclamation sites.

14. A considerable number of general views towards the proposals without naming specific sites were received. Impact on the habitats of CWDs, concerns about ecological conservation, and impact on landscape or habitats along shorelines were most frequently mentioned among the main reasons cited against reclamation proposals in general. General concerns about RCD proposals, of a much smaller number than concerns about reclamation, were mostly about environmental issues.

15. There were fewer specific objections to Sunny Bay and Tsing Yi Southwest. The number of specific objections to artificial islands was also comparatively small.

16. A summary of views collected in Stage 2 PE on artificial islands in the central waters was provided at Enclosure 2 of PWSC(2014-15)11.

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Heng On and Tai Shui Hang areas, which are located on the opposite bank of the potential Ma Liu Shui reclamation site, as well as the Student Union of The Chinese University of Hong Kong.