

立法會
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Panel on Development

Meeting on 28 February 2017

Updated background brief on proposed reclamation at Sunny Bay

Purpose

This paper provides background information on proposed reclamation at Sunny Bay, Lantau as well as summarizes the views and concerns expressed by Members during past discussions on the subject at the meetings of the Panel on Development ("DEV Panel") and the Public Works Subcommittee ("PWSC") since the 2012-2013 legislative session.

Background

2. The then Chief Executive ("CE") announced in his 2010-2011 Policy Address that in order to generate more land in the long run to meet the strong housing demands from members of the public, the Administration would consult the public on the proposals of reclamation on an appropriate scale outside Victoria Harbour and developing caverns and underground space.¹ A year later, the then CE announced in his 2011-2012 Policy Address that the Administration would explore the option of reclamation on an appropriate scale outside Victoria Harbour as one of the six measures² to expand land resources.

¹ The initiatives to increase land supply under the 2010-2011 Policy Address included rezoning about 30 hectares of land for residential use, fine-tuning land supply arrangements, speeding up infrastructure construction at the Kai Tak Development Area, setting up a Steering Committee on Housing Land Supply, etc.

² The other measures were: use of rock caverns to re-provision existing public facilities, release of industrial land for non-industrial use, use of green belt sites, review of "Government, Institution or Community" sites and conversion of agricultural land.

Study on Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development

3. The Administration started technical studies and a two-stage public engagement ("PE") exercise for the study on "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development" in July 2011. According to the Administration, during the Stage 1 PE exercise conducted from November 2011 to March 2012, there was broad support for a six-pronged approach³ for enhancing land supply, including reclamation outside Victoria Harbour.

4. Taking the public views on site selection criteria into consideration, the Administration have identified five potential near-shore reclamation sites including Sunny Bay, Lung Kwu Tan, Ma Liu Shui, Siu Ho Wan and Tsing Yi Southwest.

5. During the Stage 2 PE exercise conducted from March to June 2013, the public was consulted on, among other things, the possible land uses for the proposed reclamation sites as well as areas of concern to be addressed in future technical studies. According to the Administration, for the proposed reclamation at Sunny Bay, the major land uses of the reclaimed land supported by the public were residential development, commercial uses mainly for tourism-related facilities (such as hotels, retail or dining), Government, institution or community uses (including parks and recreational or leisure facilities) and land reserve.⁴ DEV Panel received public views on reclamation outside Victoria Harbour and rock cavern development on 1 June 2013. More than 120 individuals/deputations attended the meeting to express their views.⁵

Proposed planning and engineering study on Sunny Bay reclamation

6. At the DEV Panel meeting in April 2014, members were briefed on a funding proposal to upgrade PWP Item No. 751CL to Category A at an estimated cost of \$96 million in money-of-the-day prices for carrying out a

³ The six-pronged approach includes re-zoning, resumption, redevelopment, reclamation outside Victoria Harbour, rock cavern development and re-use of ex-quarry sites.

⁴ Source: [LC Paper No. CB\(1\)1248/13-14\(06\)](#)

⁵ Members may wish to refer to the minutes of the meeting on 1 June 2013 ([LC Paper No. CB\(1\)559/13-14](#)).

planning and engineering ("P&E") study on proposed reclamation at Sunny Bay, North Lantau and the associated site investigation works. The project scope and a location plan showing the study area and the potential reclamation site at Sunny Bay are in **Appendices I and II**.

7. The abovementioned funding proposal was submitted to PWSC vide [PWSC\(2014-15\)34](#) in October 2014. It was discussed by PWSC at its meetings on 26 November 2014 and 9 January 2015. At the latter meeting, PWSC voted down the proposal.

8. The Administration re-submitted a funding proposal on the proposed P&E study vide [PWSC\(2016-17\)34](#) to PWSC in June 2016. The item was put on the agendas of PWSC meetings on 15, 20, 22 and 29 June 2016, but was not reached by the last PWSC meeting in the 2015-2016 session.

Views and concerns of Members

9. The views and concerns of Members as expressed in the meetings of DEV Panel and PWSC on proposed reclamation at Sunny Bay are summarized in the ensuing paragraphs.

Reclamation as a way to increase land supply

10. Members had mixed views on increasing land supply through reclamation. Some Members expressed support for reclamation to create new land, taking into account that Hong Kong had a serious land shortage problem, which was considered one of the factors that had impeded the development of Hong Kong. Some Members held the view that reclamation was a less controversial option for creating new land than developing the land where there were existing residents or business operators. Other Members were of the view that, given Hong Kong had low birth rates in recent years, the need for vast areas of new land was in doubt. The Administration should first formulate a population policy before determining the amount of land needed for the future population. Some Members held the view that, creating new land by reclamation would take too long to address the housing problem. The Administration should study all other sources of land supply, and reclamation should only be a last resort to provide land given the environmental impact.

11. The Administration advised that it had almost stopped reclamation in the past decade. The consequence was that the land reserve had dropped to a low level and housing land supply was insufficient. The

Administration had adopted a six-pronged approach⁶ to increasing land supply. Each of these options had its impact on the environment to different extents and had its limitations. Adoption of all six approaches would be necessary to balance the overall interests of Hong Kong and to attain sustainable development. The proposal of reclamation outside Victoria Harbour aimed to build up abundant land reserve in Hong Kong to meet future demand in a timely manner. During the Stage 1 PE exercise for the study on "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development", there had been wide support for the six-pronged approach.

Proposed use of the reclaimed land

12. Some Members opined that the land proposed to be reclaimed at Sunny Bay would not be suitable for housing development due to its proximity to the airport. Members noted the Administration's planning intention to develop the area into a leisure and entertainment hub with diversified tourist facilities.⁷ Given that there were already other projects in Lantau for developing commercial and tourist facilities, some Members queried the justifications for providing similar facilities at Sunny Bay. Some Members suggested that consideration could be given to using the reclaimed land for promoting new high-value-added industries, or developing Sunny Bay to be a connecting point for the transport links to the proposed artificial islands in the central waters.

13. The Administration advised that Sunny Bay was considered to have the potential to be developed for providing business and tourism facilities, complementing the existing tourism facilities in Lantau, such as the Hong Kong Disneyland Resort. During the Stage 2 PE exercise for the study on "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development", there were public views that the reclaimed land could be used for leisure and entertainment, tourism-related facilities such as hotels, retail or dining. The Administration would formulate proposed land use options, based on the preliminary findings of the proposed P&E study and public views, for further public consultation.

Possible environmental impact of proposed reclamation at Sunny Bay

14. Some Members were of the view that reclamation would have a significant adverse and irreversible impact on the natural habitat and the

⁶ See footnote 3

⁷ Source: [LC Paper No. CB\(1\)1248/13-14\(06\)](#)

Administration should first consider other sources of land supply. They pointed out that a lot of major infrastructure projects were under construction/planning in the western waters near Lantau and the cumulative effect would have a significant impact on the water quality in the area. In particular, they expressed concern about the possible impact of reclamation at Sunny Bay on the marine ecology, including the marine habitat of the Chinese White Dolphins and the fish culture zone at Ma Wan.

15. The Administration assured Members that it was committed to achieving sustainable development with appropriate balance between development and conservation. A cumulative Environmental Impact Assessment ("EIA") had been started in 2013 for the three proposed reclamation projects at Sunny Bay, Siu Ho Wan and Lung Kwu Tan to be carried out in the western waters as well as other major projects under construction/planning in the area. The cumulative EIA would examine the impact of all the relevant works on the marine ecology, air and water quality as well as the fisheries industry. A six-month field survey on Chinese White Dolphins had been conducted and it was found that Sunny Bay had only low and probably occasional dolphin use and, therefore, was unlikely to be a hotspot for Chinese White Dolphins. The statutory EIA under the proposed P&E study would verify the findings as well as examine the environmental impact of reclamation at Sunny Bay in various aspects. The Administration had consulted the fishermen at Ma Wan on the proposed reclamation at Sunny Bay and would continue to maintain a close liaison with them during the P&E study.

Latest development

16. At the meeting of the DEV Panel to be held on 28 February 2017, the Administration will seek the Panel's support for upgrading PWP Item No. 751CL to Category A for carrying out a P&E study on proposed reclamation at Sunny Bay.

Relevant papers

17. A list of relevant papers with their hyperlinks is in **Appendix III**.

751CL — Planning and engineering study on Sunny Bay reclamation

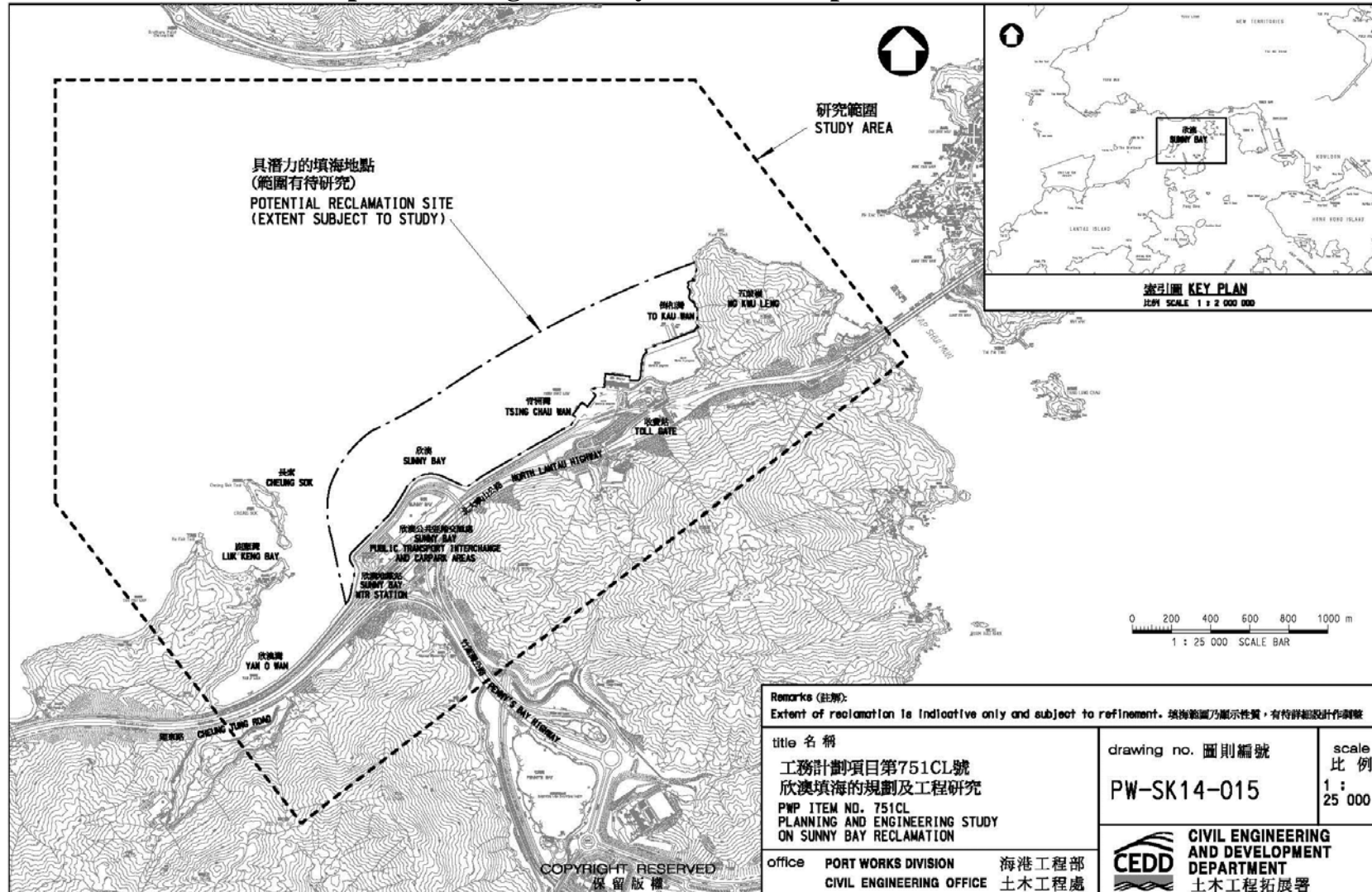
Project scope and nature

The scope of **751CL** comprises:

- (a) detailed planning and engineering study to establish the reclamation extent, land uses and the technical feasibility, including formulation of a recommended outline development plan and recommended layout plan, planning and engineering assessments on baseline review, land use options, air ventilation and urban design, site formation and reclamation, traffic and transport, drainage and sewerage, water supplies and utilities etc. and preparation of preliminary design of engineering infrastructure for supporting the proposed developments;
- (b) environmental impact assessment for the proposed developments and the associated engineering infrastructure;
- (c) community engagement exercises with relevant stakeholders;
- (d) formulation of the implementation strategy and programme; and
- (e) associated site investigation works including supervision.

Source: [LC Paper No. CB\(1\)1248/13-14\(06\)](#)

751CL——欣澳填海的規劃及工程研究
顯示研究範圍及具潛力的填海地點的位置圖
751CL — Planning and engineering study on Sunny Bay reclamation
Location plan showing the study area and the potential reclamation site



資料來源：[立法會CB\(1\)1248/13-14\(06\)號文件](#)
Source: [LC Paper No. CB\(1\)1248/13-14\(06\)](#)

Proposed reclamation at Sunny Bay

List of relevant papers

Council/ Committee	Date of meeting	Paper
Panel on Development	24 May 2011	<p>Administration's paper on "Increasing Land Supply by Reclamation and Rock Cavern Development" [LC Paper No. CB(1)2205/10-11(05)]</p> <p>Minutes of meeting [LC Paper No. CB(1)265/11-12]</p>
Panel on Development	10 March 2012	<p>Administration's paper on "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development — Stage 1 Public Engagement" [LC Paper No. CB(1)323/11-12(01)]</p> <p>Background brief on increasing land supply through reclamation outside Victoria Harbour and rock cavern development prepared by the Legislative Council Secretariat [LC Paper No. CB(1)1218/11-12(01)]</p> <p>Minutes of meeting [LC Paper No. CB(1)2632/11-12]</p>
Panel on Development	22 January 2013	<p>Administration's paper on "2013 Policy Address — Policy Initiatives of Development Bureau" [LC Paper No. CB(1)428/12-13(03)]</p> <p>Minutes of meeting [LC Paper No. CB(1)735/12-13]</p>

Council/ Committee	Date of meeting	Paper
Panel on Development	23 April 2013	<p>Administration's paper on "Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development — Stage 2 Public Engagement" [LC Paper No. CB(1)862/12-13(08)]</p> <p>Updated background brief on increasing land supply through reclamation outside Victoria Harbour and rock cavern development prepared by the Legislative Council Secretariat [LC Paper No. CB(1)862/12-13(09)]</p> <p>Minutes of meeting [LC Paper No. CB(1)1787/12-13]</p>
Panel on Development	1 June 2013	<p>Minutes of meeting [LC Paper No. CB(1)559/13-14]</p>
Panel on Development	28 January 2014	<p>Administration's paper on "Initiatives of Development Bureau in the 2014 Policy Address and Policy Agenda" [LC Paper No. CB(1)741/13-14(03)]</p> <p>Minutes of meeting [LC Paper No. CB(1)1246/13-14]</p>
Panel on Development	22 April 2014	<p>Administration's paper on "751CL — Planning and engineering study on Sunny Bay reclamation" [LC Paper No. CB(1)1248/13-14(06)]</p> <p>Background brief on proposed near shore reclamation at Sunny Bay prepared by the Legislative Council Secretariat [LC Paper No. CB(1)1248/13-14(07)]</p> <p>Minutes of meeting [LC Paper No. CB(1)2014/13-14]</p>

Council/ Committee	Date of meeting	Paper
Public Works Subcommittee	26 November 2014 9 January 2015	Administration's paper on "751CL — Planning and engineering study on Sunny Bay reclamation" [PWSC(2014-15)34] Minutes of meeting on 26 November 2014 [LC Paper No. PWSC81/14-15] Minutes of meeting on 9 January 2015 [LC Paper No. PWSC103/14-15]
Public Works Subcommittee	15, 20, 22 and 29 June 2016	Administration's paper on "751CL — Planning and engineering study on Sunny Bay reclamation" [PWSC(2016-17)34]