

立法會
Legislative Council

LC Paper No. CB(1)2632/11-12
(These minutes have been seen
by the Administration)

Ref: CB1/PL/DEV/1

Panel on Development

**Minutes of special meeting
held on Saturday, 10 March 2012, at 9:00 am
in Conference Room 1 of the Legislative Council Complex**

- Members present** : Prof Hon Patrick LAU Sau-shing, SBS, JP (Chairman)
Hon James TO Kun-sun
Hon Abraham SHEK Lai-him, SBS, JP
Hon LEE Wing-tat
Hon KAM Nai-wai, MH
Hon Cyd HO Sau-lan
Dr Hon LAM Tai-fai, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, JP
Hon Mrs Regina IP LAU Suk-ye, GBS, JP
Hon Paul TSE Wai-chun, JP
Hon Alan LEONG Kah-kit, SC
Hon Tanya CHAN
- Member attending** : Dr Hon Philip WONG Yu-hong, GBS
- Members absent** : Hon LAU Wong-fat, GBM, GBS, JP (Deputy Chairman)
Ir Dr Hon Raymond HO Chung-tai, SBS, S.B.St.J., JP
Hon CHAN Kam-lam, SBS, JP
Hon Mrs Sophie LEUNG LAU Yau-fun, GBS, JP
Hon WONG Yung-kan, SBS, JP
Hon Timothy FOK Tsun-ting, GBS, JP
Hon Frederick FUNG Kin-kee, SBS, JP
Hon CHEUNG Hok-ming, GBS, JP

Hon Starry LEE Wai-king, JP
Hon IP Kwok-him, GBS, JP
Hon Albert CHAN Wai-yip

**Public officers
attending**

: Agenda item I

Mrs Carrie LAM CHENG Yuet-ngor, GBS, JP
Secretary for Development

Mr WAI Chi-sing, JP
Permanent Secretary for Development (Works)

Mr Enoch LAM Tin-Sing, JP
Deputy Secretary (Works)²
Development Bureau

Mr LIU Chun-San
Principal Assistant Secretary (Works)²
Development Bureau

Mr HON Chi-keung, JP
Director of Civil Engineering and Development

Mr Edwin TONG Ka-hung, JP
Head of Civil Engineering Office
Civil Engineering and Development Department

Mr Robin LEE Kui-biu
Deputy Head of Civil Engineering Office
(Port and Land)
Civil Engineering and Development Department

Mr Raymond WONG Wai-man
Deputy Director of Planning/Territorial (Acting)
Planning Department

**Attendance by
invitation**

: Agenda item I

Mr Winston CHU Ka-sun
Adviser
Society for Protection of the Harbour

Ms Christine FONG
Convenor
Professional Power

Mr Chris CHEUNG

Mr LAM Chi-hung

Mr PO Wai-ming

Mr FONG Yu-ching

Mr Roy TAM
Chairman
Green Sense

Mr Derrick PANG Yat-bond
Director
Chun Wo Construction & Engineering Co. Ltd.

Mr Holden CHOW
Chairman
Young DAB

Mr Conrad WONG
Member
Construction Industry Council

Ms Eva TAM
Project Officer
Designing Hong Kong

Ms Crystal HO Wing-ching

Ir YIM Kin-ping
Senior Vice-Chairman
Association of Engineering Professionals in Society
Ltd.

Ir Charles TSE Kwok-chau

Mr WONG Sin-hung

Ms LEUNG Siu-mei

Mr George RAMSBOTTOM
Vice-Chairman (Hong Kong Association)
The Institution of Civil Engineers

Ms Samantha LEE
Senior Conservation Officer (Marine)
World Wildlife Fund - Hong Kong

Mr Vincent NG
Vice-President (Local Policies)
Hong Kong Institute of Urban Design

Mr LI Yan-chun

Mr YEUNG Cheung-li
Sha Tin District Council Member

Ms Sandy YEUNG

Ir Ringo YU Shek-man
Council Member
The Hong Kong Institution of Engineers

Mr LEE Ping-kuen

Dr Roger CHAN Chun-kwong

Mr KWONG Koon-wan
Islands District Council Member

Mr Russell JONES
Vice-President
Hong Kong Construction Association

Ms LEUNG Chung-yan

Mr CHEUNG King-leung

Mr TAM Cheuk-man
Representative
Ocean Corner

Mr WONG Chun-pong
Member
Lamma South Concern Group

Mr Calvin LI
Vice-Chairman (Geospatial Engineering)
Chartered Institution of Civil Engineering Surveyors
(Hong Kong Region)

Mr Paul ZIMMERMAN
Chairman of Environment and Sustainable
Development Policy Branch
Civic Party

Prof Nora F Y TAM

Miss LI Man-chi
Student
Department of Civil Engineering of Chu Hai College
of Higher Education

Prof Raymond SO

Mr Steven CHUNG
Chief Commercial Officer
ATL Logistics Centre HK Ltd.

Mr Denys LAM Tai-sing

Ms LUK Siu-fun

Mr KEUNG Siu-fai
Vice-Chairman
Hong Kong Fishery Alliance

Mr CHENG Tai-shing
Vice-Chairman
Lamma Island Fishing Promotion Association

Mr CHANG Yau-kit
Chairman
Hong Kong Fishery & Aquatic Association

Mr LAM Lit-yin
Chairman
The Hong Kong Institution of Engineering Surveyors

Mr Andrew LAM Siu-lo

Mr CHUNG Cho

Mr WONG Chung-ming

Mr MAK Siu-ming
Chairman
保護青山灣五灘大聯盟

Mr YEUNG Man-yau
Campaigner
Greenpeace

Mr CHAN Hok-fung
Deputy Chairman of the Central & Western District
Council

Mr Franklin LAM
Founder
HK Golden 50

Mr Hubert HO
Member
New People's Party Youth Committee

Ms Susan LEUNG So-wan
Chairlady of Board of Local Affairs
The Hong Kong Institute of Architects

Mr Angus HO
Executive Director
Greeners Action

Prof Raymond FUNG

Ms Cindy CHOI Mo-ching
Convener (Publicity / Public Relationship)
Association for Geoconservation, Hong Kong

Ms Mary MULVIHILL
Representative
Tsim Sha Tsui Residents Concern Group

Ms LEE Ting-fong

Mr NG Hei-man
Senior Campaign Officer
The Conservancy Association

Mr Kelvin SIT
Research Officer
The Professional Commons

Mr LAW Ka-ki
Vice-Chairman
The 10th Term of the Owners' Committee of Verdant
Villa

Mr Ronald HO
Chairperson
The Coalition of Ma On Shan Rights

Mr Dominic LEE
Chairperson
Liberal Party Youth Committee

Mr Harris YEUNG
Executive Committee
James TIEN District Office (Ma On Shan)

Mr Tim LO

Mr LAU Chun-kong
Council member of General Practice Division
The Hong Kong Institute of Surveyors

Mr Tak WONG
Vice-President
The Hong Kong Institute of Landscape Architects

Mr HA Hei-lok

Ms WONG Pui-chi

Mr Tony FUNG
Member
Peng Chau Land Reclamation Concern Group

Ms Vivian TSANG
Vice-President
The Hong Kong Institute of Planners

Clerk in attendance : Ms Connie SZETO
Chief Council Secretary (1)4

Staff in attendance : Ms Sharon CHUNG
Senior Council Secretary (1)4

Miss Lilian MOK
Council Secretary (1)4

Ms Christina SHIU
Legislative Assistant (1)4

Miss May KWONG
Clerical Assistant (1)4

Action

I The Government's strategy to enhance land supply through reclamation outside Victoria Harbour and rock cavern development

(LC Paper No. CB(1)323/11-12(01) -- Administration's paper on Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development -- Stage 1 Public Engagement

Action

LC Paper No. CB(1)1218/11-12(01) -- Paper on increasing land supply through reclamation outside Victoria Harbour and rock cavern development prepared by the Legislative Council Secretariat (Background brief)

Submissions from organizations/individuals not attending the meeting

(LC Paper No. CB(1)1218/11-12(02) -- Submission from Community Development Initiative dated 30 January 2012

LC Paper No. CB(1)1218/11-12(19) -- Submission from Dr LAU Chee-sing, Tai Po District Council member dated 29 February 2012

LC Paper No. CB(1)1218/11-12(22) -- Submission from Hong Kong Institute of Environmental Impact Assessment dated 22 February 2012

LC Paper No. CB(1)1218/11-12(23) -- Submission from Green Power dated 23 February 2012

LC Paper No. CB(1)1218/11-12(24) -- Submission from Yat Tung Communication Network Association dated 28 February 2012

LC Paper No. CB(1)1218/11-12(25) -- Submission from Civil Division, The Hong Kong Institution of Engineers dated 28 February 2012

LC Paper No. CB(1)1218/11-12(26) -- Submission from a member of the public (劉晉偉) dated 28 February 2012

Action

- LC Paper No. CB(1)1218/11-12(27) -- Submission from a member of the public (LUK Chui-ying) dated 28 February 2012
- LC Paper No. CB(1)1218/11-12(28) -- Submission from a member of the public (FGG) dated 28 February 2012
- LC Paper No. CB(1)1218/11-12(29) -- Submission from a member of the public (LEE Wang-pok) dated 28 February 2012
- LC Paper No. CB(1)1218/11-12(30) -- Submission from The Incorporated Owners of Palm Cove dated 28 February 2012
- LC Paper No. CB(1)1218/11-12(32) -- Submission from Professor Rebecca L H CHIU, Department of Urban Planning and Design, The University of Hong Kong dated 29 February 2012
- LC Paper No. CB(1)1218/11-12(33) -- Submission from Dr HUNG Wing-tat, Associate Professor, Department of Civil and Structural Engineering, The Hong Kong Polytechnic University dated 29 February 2012
- LC Paper No. CB(1)1218/11-12(34) -- Submission from Hongkong Association of Freight Forwarding and Logistics Ltd. dated 29 February 2012
- LC Paper No. CB(1)1218/11-12(35) -- Submission from Construction Industry Group, The British Chamber of Commerce in Hong Kong dated 1 March 2012
- LC Paper No. CB(1)1218/11-12(36) -- Submission from The Chinese General Chamber of Commerce dated 1 March 2012

Action

- LC Paper No. CB(1)1218/11-12(37) -- Submission from The Chinese Manufacturers' Association of Hong Kong dated 1 March 2012
- LC Paper No. CB(1)1218/11-12(38) -- Submission from Mr K C LEE dated 1 March 2012
- LC Paper No. CB(1)1218/11-12(39) -- Submission from Mr Kenneth LO dated 4 March 2012
- LC Paper No. CB(1)1253/11-12(05) -- Submission from D-Dong dated March 2012
- LC Paper No. CB(1)1253/11-12(06) -- Submission from The French Chamber of Commerce and Industry in Hong Kong dated 6 March 2012
- LC Paper No. CB(1)1253/11-12(07) -- Submission from Mr YEUNG Wai-sing, Eastern District Council member dated 7 March 2012
- LC Paper No. CB(1)1253/11-12(08) -- Submission from a member of the public (被遺忘的坪洲) dated 7 March 2012
- LC Paper No. CB(1)1546/11-12(01) -- Submission from the Real Estate Developers Associations of Hong Kong)

Members noted the following submissions which were tabled at the meeting --

- (a) Submission from Society for Protection of the Harbour;
- (b) Submission from Professional Power;
- (c) Submission from Civic Party dated March 2012;
- (d) Submission from The Hong Kong Institution of Engineering Surveyors dated 6 March 2012;
- (e) Submission from The Professional Commons dated 8 March 2012;

Action

- (f) Submission from The Hong Kong Institute of Landscape Architects;
- (g) Submission from Hong Kong Institute of Planners dated February 2012;
- (h) Submission from The Hong Kong Federation of Electrical & Mechanical Contractors Ltd. dated 9 March 2012;
- (i) Submission from Hong Kong Fishermen Consortium dated 9 March 2012; and
- (j) Submission from Ms Melanie MOORE dated 10 March 2012.

(Post-meeting note: The above submissions tabled at the meeting were circulated to members vide LC Papers Nos. CB(1)1286/11-12(01) to (10) on 12 March 2012.)

Welcoming remarks by the Chairman

2. The Chairman welcomed the Administration and deputations/individuals to the meeting for exchange of views on the Government's strategy to enhance land supply through reclamation outside Victoria Harbour and rock cavern development. He advised that a total of 70 deputations/individuals were attending the meeting, and 47 submissions had so far been received and circulated to members for perusal. In view of the large number of attending deputations/individuals, the meeting would be conducted in two sessions with a 10-minute break and each deputation/individual would be given three minutes to present their views. He reminded the deputations/individuals that when addressing the Panel during the meeting, they were not covered by the protection and immunity under the Legislative Council (Powers and Privileges) Ordinance (Cap. 382) and their written submissions were also not covered by the said Ordinance.

Presentation by deputations

Session 1

Society for Protection of the Harbour

(LC Paper No. CB(1)1286/11-12(01), tabled and soft copy issued by email on 12 March 2012)

Action

3. Mr Winston CHU Ka-sun briefed members on the submission of the Society for Protection of the Harbour urging the Government to explore the possibility of converting under-utilized agricultural land in the New Territories into housing land through better land use planning instead of implementing reclamation outside Victoria Harbour.

Mr Chris CHEUNG

4. Mr Chris CHEUNG said that he did not support reclamation and including Wu Kai Sha and Tseung Kwan O as potential reclamation sites. He opined that the Government should review the population policy and step up efforts to identify suitable sites for new town and infrastructure developments. Given the potential impacts on the marine ecology and the livelihood of nearby residents, reclamation should not be given priority amongst the six measures to expand land resources as announced in the Chief Executive's 2011-2012 Policy Address.

Mr LAM Chi-hung

5. Mr LAM Chi-hung was supportive of reclamation to increase land supply and as a means to tackle bone ash, surplus public fill and contaminated sediment. He opined that a set of criteria for selecting reclamation sites should be developed with due consideration on the environmental, planning and traffic aspects.

Mr PO Wai-ming

6. Mr PO Wai-ming, Deputy Chairman of the Sai Kung Tseung Kwan O Environmental Association Limited, proposed that the Administration should make reference to waste management strategies adopted by Singapore, whereby surplus public fill and contaminated sediment had been re-used for the construction of an artificial island on which a country park with extensive landscape and lawn areas was built for public enjoyment.

Mr FONG Yu-ching

7. Mr FONG Yu-ching criticized the Administration for insufficient consultation with the public and respective District Councils on the selection of the 25 possible reclamation sites. Citing Wu Kai Sha as an example, Mr FONG commented that the Administration's proposal to alter the coastline of the area had aroused strong dissatisfaction among local residents. He urged

Action

the Government to take into account the needs and aspirations of the public and conserve the natural environment as far as possible. Urban redevelopment should be considered as a viable alternative to reclamation.

Green Sense

(LC Paper No. CB(1)1253/11-12(01))

8. Mr Roy TAM pointed out that dredging of marine mud during reclamation would severely affect the marine ecology and sea creatures. In view of the controversies engendered by the reclamation proposal, the Government should instead focus its resources on other projects, such as the Harbour Area Treatment Scheme and the development of renewal energy using wind power, which would contribute to improving the livelihood of the public. Mr TAM also urged the Government to devise effective measures to control population growth and suppress residential property prices in Hong Kong.

Chun Wo Construction & Engineering Co. Ltd.

(LC Paper No. CB(1)1218/11-12(03))

9. Mr Derrick PANG Yat-bond said that the Chun Wo Construction & Engineering Co. Ltd. was supportive of reclamation outside Victoria Harbour with a view to meeting Hong Kong's housing, social and economic development needs in the long run. Noting the strong opposition expressed by the fisheries industry and environmental protection groups, Mr PANG proposed that the Government should adopt advanced technologies to minimize and mitigate potential negative environmental impacts, and to build water promenades or wetland parks along shorelines to promote conservation. The Government should also explain to the public the pros and cons of land formation by reclamation vis-à-vis other land supply measures during the public engagement ("PE") activities so as to engage the public in rational discussions on land uses in Hong Kong.

Young DAB

(LC Paper No. CB(1)1367/11-12(01) issued on 21 March 2012)

10. Mr Holden CHOW said that Hong Kong would require at least 4 500 hectares of new land to accommodate the growing population which was estimated to reach 8.9 million in 2039, and Young DAB supported that reclamation on an appropriate scale outside Victoria Harbour was a feasible measure to increase land supply. Nevertheless, the Government should give due consideration on the environmental factors in the subsequent technical

Action

studies and ensure adequate provision of associated infrastructure for the reclamation sites.

Construction Industry Council

11. Mr Conrad WONG, Committee Member of the Construction Industry Council, was pleased to note that the Government had put forward different land supply measures to cope with the future development needs of Hong Kong and to develop a "land bank". Since different measures would have different environmental impacts, Mr WONG was of the view that reclamation should not be precluded before conducting further study and technical assessment on the option. Nonetheless, conservation of the ecology should override in selecting reclamation sites and appropriate technologies should be adopted to minimize any environmental impact that might arise from reclamation.

Designing Hong Kong

12. Ms Eva TAM presented the views of the Designing Hong Kong as summarized below --

- (a) The concept of land reserve should be extended to include not only land for residential development, but also high-quality agricultural land for the sustainable development of the local agriculture industry.
- (b) The Administration should explore the use of abandoned or under-utilized land for residential development.
- (c) The Administration should take into account the impact of climate change when selecting reclamation sites, and be mindful of any adverse impacts of reclamation works on the marine ecology.
- (d) There should be better co-ordination between reclamation and other development projects.
- (e) Reclamation sites which would be planned for housing developments should be provided with adequate associated infrastructure and community facilities.

Action

- (f) To enable the public to have a clearer picture of land supply in Hong Kong, the Administration should provide information on the cost-effectiveness of various land supply options, including reclamation, land resumption, rezoning, etc.

Ms Crystal HO Wing-ching

13. While expressing support for rock cavern development, Ms Crystal HO Wing-ching expressed concern about possible environmental impacts arising from cavern works. In order to preserve the natural coastlines of Hong Kong, she considered that reclamation should only be the last resort when there were no reasonable alternatives. Since land demand was closely related to population size, the Government should proactively develop a sustainable population policy to facilitate long-term planning.

*Association of Engineering Professionals in Society Ltd.
(LC Paper No. CB(1)1218/11-12(04))*

14. Ir YIM Kin-ping said that the Association of Engineering Professionals in Society Ltd. appreciated the Administration's efforts in exploring innovative means to increase land supply. With the adoption of advanced technologies, he considered that reclamation and rock cavern development feasible and cost-effective from an engineering perspective. While opposing to reclamation in Wu Kai Sha, Tseung Kwan O and Tuen Mun on grounds to preserve the natural coastlines and historic buildings, Ir YIM opined that reclamation in the form of individual islands would be feasible option which deserve further consideration by the Administration. He also urged the Administration to establish a "land bank" for Hong Kong and to adopt a public-private partnership ("PPP") approach in taking forward the various land supply measures in an efficient manner.

Ir Charles TSE Kwok-chau

15. Ir Charles TSE Kwok-chau expressed support for the Administration's proposal to build a land reserve through reclamation and rock cavern development in meeting the housing, social and economic needs of Hong Kong in the long run. He said that increasing land supply for residential development could alleviate housing shortage in Hong Kong and stabilize property prices. The adoption of modern technologies could address concerns of the environmental protection groups.

Action

Mr WONG Sin-hung

16. Mr WONG Sin-hung expressed grave concern about possible adverse impacts of reclamation on the ecological system and natural marine habitats of Cheung Chau. Pointing out that some property developers had hoarded land to manipulate the supply and prices of residential flats, Mr WONG urged the Government to explore the use of abandoned and underdeveloped land to achieve optimal utilization of land resources.

Ms LEUNG Siu-mei

17. Pointing out that some potential reclamation sites in Cheung Chau and Lantau Island had spectacular coastal landscapes and valuable marine species, Ms LEUNG Siu-mei queried whether reclamation was the only way to increase land supply. Ms LEUNG expressed concern that new reclaimed land would be used to construct luxury residential developments, and hence the problem of housing shortage would remain unresolved. Although the adoption of advanced technologies could help minimize possible environmental impacts of reclamation, zero pollution to the marine environment could not be ensured and disturbances to marine resources would be inevitable. She opined that reclamation should be the last resort to increase land supply.

*The Institution of Civil Engineers Hong Kong Association
(LC Paper No. CB(1)1253/11-12(02))*

18. Mr George RAMSBOTTOM summarized the views of The Institution of Civil Engineers Hong Kong Association as detailed in the submission, which in general supported the need for Hong Kong to enhance land supply so as to sustain its long-term development and competitiveness. He opined that the Government should formulate its land supply strategy in an open and transparent manner and report to the Legislative Council on the implementation progress on regular basis. In his views, there should not be any insuperable technical barriers according to the proposed criteria for selecting suitable sites for reclamation and rock cavern development. Further information on the assumptions of the population forecast should be provided to facilitate the public to better understand the various implications of population growth on land demand.

Action

*World Wildlife Fund -- Hong Kong
(LC Paper No. CB(1)1253/11-12(03))*

19. Ms Samantha LEE briefed members on the World Wildlife Fund -- Hong Kong's submission which was opposed to reclamation. She criticized the Government for turning the sea into a disposal site for public fill and contaminated sediment, and urged it to formulate comprehensive and sustainable development and conservation policies making reference to overseas experiences, as well as to assess the possible impacts on the fisheries industry when selecting reclamation sites. As reclamation could bring irreversible damages to the marine environment, fishing operations and marine species, Ms LEE stressed that reclamation should be carried out as the last resort.

*Hong Kong Institute of Urban Design
(LC Paper No. CB(1)1422/11-12(01) issued on 27 March 2012)*

20. Mr Vincent NG, Vice President (Local Policies) of the Hong Kong Institute of Urban Design, considered that the Government should build up a land reserve to meet Hong Kong's land demand for housing and other social and economic developments in future. While the Stage 2 PE exercise would commence in the second half of 2012, Mr NG suggested that the Administration should conduct in parallel with the PE exercise technical studies on other land supply options, such as redevelopment and rezoning of land, to provide a detailed analysis of the pros and cons of different land supply options to enable the public to give informed views from a macro perspective. It would also be desirable if the Government could prepare draft design layout, including development intensities, building heights and areas of open space for individual potential reclamation sites for public consideration. Mr NG remarked that creativity was crucial for development.

*Mr LI Yan-chun
(LC Paper No. CB(1)1218/11-12(05))*

21. In presenting his submission, Mr LI Yan-chun expressed support for reclamation and rock cavern development at suitable sites in Hong Kong. He opined that the Government should engage the public to understand their aspirations and concerns, and provide sufficient time and funding to ensure smooth implementation of the reclamation and cavern works. He also suggested building country parks on newly reclaimed land so that the country parks in the urban areas could be released for other development.

Action

Mr YEUNG Cheung-li, Sha Tin District Council member

22. Mr YEUNG Cheung-li said that the Sha Tin District Council was strongly opposed to including Wu Kai Sha as a potential reclamation site. Given that Wu Kai Sha, which was at the shore of Tolo Harbour, had been developed as a town park for the Ma On Shan area, any reclamation work in the area would disrupt the geographical landscapes and panoramic sea view of Tolo Harbour. Mr YEUNG also expressed concern about the proposed relocation of the Sha Tin sewage treatment works to caverns due to the pollution problems that might arise from the cavern works.

Ms Sandy YEUNG

23. Ms Sandy YEUNG strongly supported the Government to employ different measures, including but not limited to reclamation, for expanding land resources in Hong Kong. She pointed out that the pressing need to increase land supply for housing and socio-economic developments had been fully reflected in increasing rental for residential flats. As for the 25 possible reclamation sites, there should be adequate provision of associated infrastructure and community facilities.

*The Hong Kong Institution of Engineers
(LC Paper No. CB(1)1253/11-12(04))*

24. Ir Ringo YU Shek-man briefed members on The Hong Kong Institution of Engineers' submission which agreed that building up a land reserve was imperative to sustain Hong Kong's competitive edge. He considered that reclamation and rock cavern development were feasible options to increase land supply as they involved less time and lower cost than other land supply options and advanced reclamation methods would reduce the harmful consequence to the marine environment. Ir Ringo YU further suggested that the Administration should identify a larger zone for carrying out reclamation in order to tap more economical and synergetic advantages.

Mr LEE Ping-kuen

25. Having regard to the population forecast for Hong Kong in 2039, Mr LEE Ping-kuen considered it crucial to expand land resources and build up a land reserve in order to meet Hong Kong's various long-term needs. Noting the limitation of other land supply options, Mr LEE was of the view that reclamation and rock cavern development were more viable and desirable in terms of time and costs involved.

Action

Dr Roger CHAN Chun-kwong

26. Dr Roger CHAN Chun-kwong noted that the public consultation on reclamation had aroused much discussion in the community. Since reclamation was related to different aspects of the society including housing, transportation and economic development, the formulation of a comprehensive plan underpinning strategic goals would help ensure implementation of reclamation in a smooth manner. Dr CHAN opined that the Government should actively engage the public and be mindful of their interests and concerns.

*Mr KWONG Koon-wan, Islands District Council member
(LC Paper No. CB(1)1218/11-12(06))*

27. In presenting his submission, Mr KWONG Koon-wan urged the Government to formulate a long-term policy to support the sustainable development of the local fisheries industry. Mr KWONG further requested the Government to provide more information on the proposed land use of the reclamation site in South Cheung Chau to address residents' concerns about the future planning and development for the newly reclaimed land.

Hong Kong Construction Association

28. Mr Russell JONES, Vice-President of the Hong Kong Construction Association, expressed appreciation for the Administration's efforts in mapping out a plan for rock cavern development, whereby some public facilities would be relocated to selected caverns and the original land would be released for housing and other uses so as to minimize the scale of reclamation. Furthermore, the rock presumably mainly granite to be exploited from the caverns could be used as building materials for the local construction industry. Mr JONES welcomed any opportunity to work with the Administration in the planning for reclamation and rock cavern development.

*Professional Power
(LC Paper No. CB(1)1286/11-12(02), tabled and soft copy issued by email on 12 March 2012)*

29. Ms Christine FONG pointed out that the Government's reclamation proposal had aroused strong dissatisfaction among residents in Tseung Kwan O. Given the possible impacts of reclamation on the local communities, she urged the Administration to consider studying the feasibility of carrying out

Action

reclamation on outer islands. She also suggested rezoning the land in Tseung Kwan O Area 137, which was currently a public filling barging point, such that more land would be released for housing and other uses. Ms FONG urged the Administration to take heed of public sentiment and aspirations when identifying reclamation sites for further technical studies.

Chartered Institution of Civil Engineering Surveyors (Hong Kong Region)

30. Mr Calvin LI, Vice Chairman (Geospatial Engineering) of the Chartered Institution of Civil Engineering Surveyors (Hong Kong Region) ("CICES(HK)"), was in support of the Government's drive to develop a long-term and sustainable strategy to enhance land supply. He urged the Administration to consider the following views --

- (a) To fully utilize the public fill generated in Hong Kong for reclamation purposes as far as possible.
- (b) To develop a set of site selection criteria for reclamation and rock cavern development.
- (c) To proactively engage the public and encourage their participation in subsequent consultation exercises.
- (d) To adopt advanced technologies to minimize the possible environmental impacts arising from reclamation.

Ms LEUNG Chung-yan

31. Ms LEUNG Chung-yan said that she did not support reclamation and the 25 potential reclamation sites. Although the Government highlighted that advanced technologies would be adopted to minimize the possible environmental impacts of reclamation, it was still detrimental to the marine ecology and marine species. She hoped that the Government would take public views into full account and consider reclamation as the last option in expanding land resources.

Mr CHEUNG King-leung
(LC Paper No. CB(1)1218/11-12(07))

32. Mr CHEUNG King-leung said that although the Administration claimed that additional land was required to meet the needs of the growing population, the Government should review its population policy and explore

Action

possible ways to restrict the number of Mainland pregnant women from giving birth in Hong Kong in order to ease the pressure on local population. The Government should also explore the use of abandoned or under-utilized rural land in the New Territories for residential developments. To build a sustainable future, Mr CHEUNG remarked that conservation of the environment should be accorded the highest priority and reclamation should not be considered when there were other options to increase land supply.

Ocean Corner

(LC Paper No. CB(1)1218/11-12(08))

33. Mr TAM Cheuk-man briefed members on the submission of the Ocean Corner, which strongly opposed the Administration's plan to expand land resources through reclamation given its detrimental impacts on local residents, marine species and the entire ecology. Mr TAM considered rock cavern development and urban redevelopment more desirable in providing usable land to meet Hong Kong's long-term needs. He urged the Government to critically examine alternatives to reduce the volume of public fill and contaminated sediment generated from construction activities and infrastructure projects.

Lamma South Concern Group

34. Mr WONG Chun-pong, member of the Lamma South Concern Group, disagreed with the Administration's view that land supply in Hong Kong was falling short of its development needs in the long run. Pointing out that the land uses in Hong Kong could be much improved through adoption of a holistic urban planning approach, Mr WONG urged that the Administration should first advise on the existing conditions of land supply and demand for various uses. He also queried why Lamma Island, which was of high ecological value, was selected a possible reclamation site.

Civic Party

(LC Paper No. CB(1)1286/11-12(03), tabled and soft copy issued by email on 12 March 2012)

35. Mr Paul ZIMMERMAN presented the views of the Civic Party as detailed in its submission, which supported reclamation outside Victoria Harbour only as a measure of last resort for specific needs after all other means had been exhausted. In recognition of the importance of optimizing land use, the Civic Party encouraged better land use planning and utilization of existing land resources.

Action

Prof Nora F Y TAM

36. Prof Nora F Y TAM expressed support for the Administration's plan to expand land resources to meet growing public aspiration for better living environment. In view of the time required to build up a land reserve and identify suitable sites for development, she considered it opportune for the Government to study different land supply options, formulate concrete development plans, and adopt a multi-pronged approach to provide adequate usable land. She remarked that it would be detrimental to the proposal for creating a land reserve if reclamation was ruled out and discarded completely at this stage. To strike a proper balance between conservation and development, Prof Nora TAM proposed the Administration to conduct environmental impact assessment and develop an ecological mitigation area on newly reclaimed land for natural habitats in order to minimize any disturbance caused by reclamation to the environment.

*Department of Civil Engineering, Chu Hai College of Higher Education
(LC Paper No. CB(1)1218/11-12(09))*

37. Miss LI Man-chi, a student of the Department of Civil Engineering of the Chu Hai College of Higher Education, said that she was in support of reclamation for the purposes of re-using surplus public fill and contaminated sediment and addressing the acute shortage of land. Miss LI considered it necessary for the Administration to commence relevant studies to assess the cost-effectiveness and environmental impacts of reclamation. The Administration should also provide better land use planning for the reclaimed land, and solicit community's acceptance of reclamation proactively. She also proposed the Government to make reference to overseas experiences in carrying out reclamation works.

*Prof Raymond SO
(LC Paper No. CB(1)1218/11-12(10))*

38. Prof Raymond SO pointed out that land was a precious resource in Hong Kong and assumed an indispensable role in the modern economy. Inadequate land supply in recently years had led to high land and property prices, exerting harmful effects to the business environment and living quality of the general public. To sustain Hong Kong's competitiveness, the importance of optimal land supply as a major drive in ensuring Hong Kong's economic development should not be neglected. While there were different public views on the various land supply measures, Prof Raymond SO opined

Action

that the Government should carefully formulate a comprehensive and long-term land supply policy to support Hong Kong's future development.

Preliminary response of the Administration

39. At the invitation of the Chairman, the Secretary for Development ("SDEV") made the following points in response to the views expressed by the deputations/individuals attending the first session of the meeting --

- (a) Adequate supply of usable land was essential in meeting the development needs of Hong Kong in the short, medium and long term. While the Government had been facing considerable difficulties and challenges in enhancing land supply, it was committed to expanding land resources for Hong Kong through a multi-pronged approach. In addition to those areas for which the planning had been completed and the land could be released for use in the near future, such as Tseung Kwan O South, Kai Tak Re-development and the West Kowloon Cultural District, other efforts included on-going planning and engineering studies for areas in the New Territories such as Kam Tin, and a number of land use studies and reviews on brownfield sites, abandoned farmland as well as outdoor storage ground, involving about 2 500 hectares of land. However, the Government still needed to explore other means of land supply, such as reclamation outside Victoria Harbour and rock cavern development, in order to plan for the future. While the present PE exercise would focus on reclamation and rock cavern development, separate public consultation exercises would be conducted for other land supply options under their respective framework.
- (b) In view of the long lead time required for preparation work for reclamation, including going through the statutory procedures and undertaking technical and environmental impact assessments, it was considered opportune to commence public consultation on reclamation and rock cavern development at the present stage such that sufficient land would be provided in good time to meet different needs for the social and economic development in Hong Kong. As such, reclamation should not be ruled out or only considered as a last resort. Otherwise, Hong Kong might have already lost its golden opportunity for development if other options of land supply subsequently turned out to be ineffective.

Action

- (c) The 25 possible reclamation sites were put forward as a means to facilitate public discussion on the site selection criteria on a more substantive basis during the Stage 1 PE Exercise. The selection criteria and potential sites would be reviewed, taken into account public views collected, with a view to producing a shortlist of potential sites with more detailed information for discussion in the Stage 2 PE exercise.

Discussion

40. Noting that many deputations had stressed the need for the Government to develop ecological mitigation areas on the newly reclaimed land, the Chairman asked how the Administration would take forward the suggestion. The Permanent Secretary for Development (Works) ("PS/DEV(W)") advised that after selecting suitable sites for reclamation, the Administration would work closely with relevant professionals, experts and environmental groups to explore possible means to reinstate natural habitats and re-create the marine ecology.

41. The Chairman concurred with the deputations' view that good land use planning was crucial for the newly reclaimed land and enquired whether the Administration would consider commencing land use planning for the potential reclamation sites at this stage. PS/DEV(W) advised that the Administration aimed to engage the public throughout the entire planning process with a view to fostering public support for and facilitating the implementation of the reclamation project. He re-iterated that the objective of the Stage 1 PE exercise was to seek public views on the issue of reclamation and possible site selection criteria. The 25 possible reclamation sites served no more than providing a basis for discussion on the site selection criteria. Based on the selection criteria to be formulated, the Administration aimed to shortlist some reclamation sites for further feasibility studies and public consultation in the subsequent PE exercises. PS/DEV(W) stressed that given the lead time for implementing the reclamation works, including going through the statutory procedures and planning process as well as undertaking technical and environmental impact assessments, it was necessary to embark on the public consultation process and the preparation works to ensure a sustainable stream of land supply for the development of Hong Kong.

42. As for the cost-effectiveness of different land supply options, PS/DEV(W) advised that more information on the construction costs involved in reclamation and rock cavern development would be available when the possible sites were identified for the Stage 2 PE exercise. In respect of cavern

Action

development, the value of the release land should be considered, in addition to the construction cost of the respective caverns. He added that the cost of reclamation would be generally lower than that of other land supply options if suitable sites were selected.

43. Mr Roy TAM of the Green Sense re-iterated his grave concerns about the impacts of rapid population growth in Hong Kong and the restriction on flat size in some of the property development projects owned by the Mass Transit Railway Corporation Limited ("MTRCL") on land supply.

44. SDEV advised that to facilitate the Government in land use planning and the provision of public services/facilities, the Census and Statistics Department ("C&SD") would compile population projections taking into account the latest population, birth rates, social and economic development conditions as well as inputs from relevant Government bureaux/departments. As the subject of population straddled over a wide range of policy areas, it would be more appropriate for the Chief Secretary for Administration who was tasked to oversee the local population policy to co-ordinate efforts of relevant bureaux/departments in reviewing existing policy measures and exploring new measures to meet the demographic challenges facing Hong Kong.

45. Concerning the property development projects owned by MTRCL, SDEV explained that to uphold contract spirit, the Administration should not impose control over the property development projects granted to MTRCL as long as their building plans were approved in accordance with the statutory planning and building procedures. As MTRCL's projects were under the purview of the Transport and Housing Bureau, she was not in a position to comment on the matter.

46. Ir YIM Kin-ping of Association of Engineering Professionals in Society Ltd. urged the Government to take forward the proposals of reclamation and rock cavern development early given the rising construction costs in recent years. As Hong Kong's hilly terrain would be conducive to rock cavern development, he called on the Government to step up efforts in identifying suitable cavern sites for relocating Government facilities. Ir YIM re-iterated his suggestions of establishing a "land bank" and adopting the PPP approach in pursuing rock cavern development in Hong Kong.

47. In response to the suggestion put forth by Ms Christine FONG of the Professional Power of releasing the land in Tseung Kwan O Area 137 for other uses, SDEV explained that the Government would take into consideration the

Action

land demand forecasts formulated by different bureaux/departments and a range of factors carefully in conducting land use planning. The Steering Committee on Housing Land Supply chaired by the Financial Secretary had been reviewing the planning and development of individual sites. Land with development potentials would be released for other uses.

(The Chairman ordered a break of ten minutes.)

(The meeting resumed at 11:45 am.)

Presentation by deputations

Session 2

ATL Logistics Centre HK Ltd

48. Mr Steven CHUNG, Chief Commercial Officer of the ATL Logistics Centre HK Ltd, did not express any views on the subject matter.

Mr Denys LAM Tai-sing

49. Mr Denys LAM Tai-sing was opposed to reclamation in Wu Kai Sha in view of adverse effects of the reclamation works on the local environment and quality of life of residents nearby. He stressed that the beach and natural coastline in Wu Kai Sha were valuable resources and had become the collective memories of local residents. Instead of carrying out reclamation in Wu Kai Sha, Mr LAM urged the Administration to devise a sewage management plan to tackle the water pollution problem in the area.

Ms LUK Siu-fun

50. Ms LUK Siu-fun said that residents of Ma On Shan were opposed to reclamation in Wu Kai Sha. They considered that the natural coastline and beach area should be conserved and protected for public enjoyment. She hoped that the Government would re-consider its position on the matter.

Action

Hong Kong Fishery Alliance

51. Mr KEUNG Siu-fai of the Hong Kong Fishery Alliance was not supportive to reclamation in view of the detrimental impacts on fishing operations and the livelihood of fishermen. He criticized the Administration for failure to promote sustainable development of the local fisheries industry, leading to significant decrease in the number of fishermen. To preserve the local fisheries industry which had a very long history in Hong Kong, Mr KEUNG requested for a suspension of the reclamation works.

Lamma Island Fishing Promotion Association

52. Mr CHENG Tai-shing of the Lamma Island Fishing Promotion Association expressed concern about further deterioration in the operating environment of the local fisheries industry with implementation of reclamation works. He criticized the Government for lack of support and financial assistance to fishermen over the years, rendering it difficult for them to survive and sustain the development of the local fisheries industry.

Hong Kong Fishery & Aquatic Association

53. Mr CHANG Yau-kit of the Hong Kong Fishery & Aquatic Association was opposed to reclamation given its detrimental impacts on the local fisheries resources, resulting in significant loss in fisheries production and disruption to the livelihood of fishermen. He criticized the Administration for not taking heed of the views of the fisheries industry. He called on the Government to listen to the views of fishermen and implement effective mitigation measures for sewage treatment to conserve the fisheries resources in local waters in order to promote the sustainable development of the fisheries industry.

The Hong Kong Institution of Engineering Surveyors

(LC Paper No. CB(1)1286/11-12(04), tabled and soft copy issued by email on 12 March 2012)

54. Mr LAM Lit-yin summarized the views of The Hong Kong Institution of Engineering Surveyors as detailed in its submission. While expressing support for reclamation outside Victoria Harbour and rock cavern development in general, Mr LAM suggested that the Administration should explain to the public the concept of land reserve and conduct scientific studies in supporting the feasibility of reclamation so as to forge a community consensus before taking forward the proposals.

Action

Mr Andrew LAM Siu-lo
(LC Paper No. CB(1)1218/11-12(11))

55. In presenting his submission, Mr Andrew LAM Siu-lo expressed support for building up a land reserve to enable the Administration to respond to various demands of the society promptly. To formulate a comprehensive and holistic land supply strategy for Hong Kong, Mr LAM maintained that the Administration should not preclude any options of land supply at the present stage before the conduct of in-depth analysis. To achieve cost-effectiveness in reclamation in providing sufficient land for commercial and residential purposes, he suggested that the Administration should implement reclamation in a large scale at suitable sites instead of carrying out numerous piecemeal reclamation projects. The Government should also explore the use of abandoned or under-utilized rural land in the New Territories and improve policies on the overall planning of land use.

Mr CHUNG Cho

56. Mr CHUNG Cho, being a local fisherman operating in the Southern District of Hong Kong, said that the operating environment of the local fisheries industry had continued to deteriorate, posing difficulties to the livelihood of fishermen. He urged the Government to stop reclamation and consult the fisheries industry before taking forward the reclamation proposal.

Mr WONG Chung-ming

57. Sharing the views of other fishermen expressed earlier, Mr WONG Chung-ming criticized the Administration for failing to provide appropriate financial support for the sustainable development of the local fisheries industry. While the Government had been promoting Hong Kong as a world city evolved from a traditional fishing village, the compensation provided to fishermen whose operations were adversely affected by public works was far less adequate in assisting them in business transformation.

保護青山灣五灘大聯盟
(LC Paper No. CB(1)1218/11-12(12))

58. Mr MAK Siu-ming said that his organization was strongly opposed to reclamation in Tuen Mun Area 27 with an aim to preserve the geographical landscape and natural coastline of the area for enjoyment of the community as well as to prevent pollution of the water resources.

Action

Greenpeace

59. Mr YEUNG Man-yau said that the Greenpeace did not support reclamation. Given rising public concern over the proposed land use of the selected reclamation sites, the Administration should implement reclamation only when there were over-riding and compelling justifications. He requested the Administration to provide detailed information to the public explaining the basis of its population projections to support the forecast on land demand in the coming years. He also urged the Government to formulate a comprehensive land use planning strategy and a population policy enshrining the principles of sustainable development.

Mr CHAN Hok-fung, Deputy Chairman, Central and Western District Council

60. Mr CHAN Hok-fung said that the Central and Western District Council ("C&W DC") had discussed the proposals to relocate Mount Davis and Kennedy Town Fresh Water Primary Service Reservoirs to rock caverns to release the original sites for housing and other uses. The proposals were not supported due to concerns about their cost-effectiveness, and possible use of the released sites for development of luxurious residential flats thereby failing to resolve the existing housing problem. Furthermore, C&W DC had already set aside \$3 million to implement greening measures for the areas over the two service reservoirs to turn them into public open space.

HK Golden 50

(LC Paper No. CB(1)1218/11-12(13), revised version tabled and soft copy issued by email on 12 March 2012)

61. Mr Franklin LAM briefed members on the submission of HK Golden 50, which supported reclamation, rock cavern development, and other land development options to meet the future needs of Hong Kong. He was of the view that the coming five years would be crucial for the development of Hong Kong and the Administration should ensure timely and sufficient supply of land to meet various demands and challenges.

New People's Party Youth Committee

(LC Paper No. CB(1)1218/11-12(14))

62. Mr Hubert HO presented the views of the New People's Party Youth Committee as detailed in its submission. While expressing support for the

Action

Administration's plan to expand land resources and build up a land reserve, Mr HO suggested the Government to conduct social impact assessment studies for future development projects with a view to facilitating the formulation of preliminary development plans.

The Hong Kong Institute of Architects

63. Ms Susan LEUNG So-wan, Chairlady of the Board of Local Affairs of The Hong Kong Institute of Architects, said that the Institute supported the Administration in adopting a multi-pronged approach to enhance land supply. She stressed that it was crucial for the Administration to explore innovative measures in expanding land resources, including carrying out housing development projects over the existing transport network, re-locating container terminals to other places to release the original sites for development, and rezoning agricultural land of low ecological value in the New Territories for other uses. Ms LEUNG opined that the Administration should introduce to the public the different land supply options together with their respective land development plans.

Greeners Action

64. Mr Angus HO, Executive Director of the Greeners Action, said that his organization was not convinced of the Administration's claim that Hong Kong needed to expand its land resources to cope with the demand of the growing population which was expected to reach 8.9 million in 2039. In his views, the Government should proactively formulate a long-term strategy for Hong Kong's population policy from a boarder perspective enshrining sustainable development. He remarked that the Administration should advise on the maximum population capacity of Hong Kong and explain the basis of its population projections to support the growing demand for land in future.

Prof Raymond FUNG

(LC Paper No. CB(1)1218/11-12(15))

65. In presenting his submission, Prof Raymond FUNG highlighted that in pursuing reclamation, the Administration should assure the public that all land reclaimed would be catered for a better living environment for all local residents.

Action

*Association for Geoconservation, Hong Kong
(LC Paper No. CB(1)1218/11-12(16))*

66. Ms Cindy CHOI Mo-ching presented the views of the Association for Geoconservation, Hong Kong as detailed in the submission, which proposed the Administration to include conservation of geological features among the criteria for selecting suitable reclamation sites as well as to consider implementing reclamation in the form of individual islands. Citing Tseung Kwan O Area 131 and Tolo Harbour as examples, Ms Cindy CHOI urged the Government to preserve the natural coastlines and landscape and minimize the environmental impacts of reclamation as far as practicable.

*Tsim Sha Tsui Residents Concern Group
(LC Paper No. CB(1)1218/11-12(17))*

67. Ms Mary MULVIHILL briefed members on the submission of the Tsim Sha Tsui Residents Concern Group. She commented that the public consultation conducted by the Administration was essentially a sham and unable to generate a healthy debate on whether reclamation should be carried out. It only served as a platform for the Administration to persuade the public to accept reclamation as the only feasible option to increase land supply. She urged the Government to address the situation that some property developers had hoarded land/residential flats for speculative purposes, and to consider rezoning industrial sites and agricultural land for other uses.

*Ms LEE Ting-fong
(LC Paper No. CB(1)1218/11-12(18))*

68. Ms LEE Ting-fong presented her views as detailed in the submission. She remarked that the Government should only consider reclamation as the last resort to increase land supply and stop selecting reclamation sites right away. Furthermore, the Government should focus its resources on formulating a master land-use plan for Hong Kong and abandon the idea of building up a land reserve.

*The Conservancy Association
(LC Paper No. CB(1)1218/11-12(20))*

69. Mr NG Hei-man briefed members on the submission of The Conservancy Association, which stressed the need for the Government to enhance efforts in preserving and protecting the environment instead of adopting a receptive approach to mitigate the adverse environmental impacts

Action

after developments had taken place. She opined that a comprehensive conservation policy should also be formulated to help identify and preserve ecologically important sites in Hong Kong. To facilitate a knowledge-based discussion on the reclamation proposal, the public should be provided with sufficient information on the need and justifications for reclamation.

The Professional Commons

(LC Paper No. CB(1)1286/11-12(05), tabled and soft copy issued by email on 12 March 2012)

70. Mr Kelvin SIT presented the submission of The Professional Commons, which proposed the Government to consider developing the brownfield sites in the New Territories for housing, commercial and infrastructure purposes.

The 10th Term of the Owners' Committee of Verdant Villa

71. Mr LAW Ka-ki said that his organization was opposed to reclamation in Tuen Mun Area 27. He requested the Government to conserve and protect the Castle Peak Beach for public enjoyment. He also expressed concern about whether the newly reclaimed land would be used for development of luxurious residential flats.

The Coalition of Ma On Shan Rights

72. While expressing support for the Administration's plan to adopt a multi-pronged approach to enhance land supply, Mr Ronald HO, Chairperson of The coalition of Ma On Shan Rights, remarked that reclamation was undesirable and opposed including Wu Kai Sha as a potential reclamation site. He stressed that there was strong objection from the local community against pursuing reclamation at Wu Kai Sha, which was known as "Ma On Shan's backyard" for its beautiful scenery and sea views and a popular resting place for the local residents. He called on the Administration to pay visits to the 25 potential reclamation sites to better understand the aspirations of the local residents and to consider sites which were less controversial for conducting reclamation.

Liberal Party Youth Committee

73. Sharing other deputations' views that Wu Kai Sha was of high ecological value, Mr Dominic LEE, Chairperson of the Liberal Party Youth Committee, queried why the Administration had selected Wu Kai Sha as a

Action

potential site for reclamation. He strongly requested the Government to strike an appropriate balance between nature conservation and development, and stop reclamation in Wu Kai Sha.

James TIEN District Office (Ma On Shan)

74. Mr Harris YEUNG pointed out that the selection of Wu Kai Sha as a potential reclamation site had aroused wide public concern in Ma On Shan. Given the strong dissenting views in the community, he urged the Administration to take into account the concerns of local residents and remove Wu Kai Sha from the reclamation proposal to protect its natural coastline and landscape.

Mr Tim LO

75. Mr Tim LO supported the Administration to study the feasibility of reclamation outside Victoria Harbour. He opined that when selecting suitable sites for reclamation, the usage and development of the newly reclaimed land should be given adequate consideration. It was necessary to include cost effectiveness and environmental effectiveness as criteria for site selection. There should be adequate transport facilities to link up those reclamation sites located in outlying islands and urban areas.

*The Hong Kong Institute of Surveyors
(LC Paper No. CB(1)1218/11-12(21))*

76. Mr LAU Chun-kong briefed members on the submission of The Hong Kong Institute of Surveyors. While acknowledging that reclamation and rock cavern development were important means to increase land supply in Hong Kong, Mr LAU opined that the Government should expeditiously study other land supply options in parallel. It should also provide detailed information on the benefits and costs of reclamation and other land development options and their impacts on different aspects of the society for public consideration and discussion. Noting the population projections for Hong Kong in 2039, Mr LAU expressed concern whether the new land to be created by the Government would only meet the needs arising from the net increase in population without effecting improvement on the living environment of the population.

Action

*The Hong Kong Institute of Landscape Architects
(LC Paper No. CB(1)1286/11-12(06), tabled and soft copy issued by email on
12 March 2012)*

77. Mr Tak WONG presented the views of The Hong Kong Institute of Landscape Architects as detailed in its submission.

Mr HA Hei-lok

78. Mr HA Hei-lok proposed the Administration to: (a) develop a population policy to facilitate long term planning; (b) specify the usage and development of the land to be reclaimed; (c) conduct Strategic Environmental Assessment to identify areas of high ecological value for preservation; and (d) consider imposing a levy on property developers who had hoarded land for speculative purposes.

Ms WONG Pui-chi

79. Ms WONG Pui-chi criticized the Administration for misleading the public that reclamation was the only option to enhance land supply and improve their living environment. She expressed concern that in the absence of detailed information explaining the justifications for reclamation and the future usage of the land to be reclaimed, there might be excessive development of land that would endanger the natural and ecological environment of Hong Kong and in conflict with the public interest. Pointing out that reclamation would bring irreversible damages to the marine environment, Ms WONG remarked that the Government should develop a population policy to control continuous population growth in order to alleviate the pressure on land demand.

*Peng Chau Land Reclamation Concern Group
(LC Paper No. CB(1)1218/11-12(31))*

80. Mr Tony FUNG briefed members on the submission of the Peng Chau Land Reclamation Concern Group, which was strongly opposed to reclamation in Peng Chau linking up the island with Hei Ling Chau. He commented on the assumption of the population projections for Hong Kong in 2039, and called upon the Administration to explore alternative use of the abandoned or under-utilized land (e.g. brownfield sites) to achieve more effective use of the land resources.

Action

*The Hong Kong Institute of Planners
(LC Paper No. CB(1)1286/11-12(07), tabled and soft copy issued by email on
12 March 2012)*

81. Ms Vivian TSANG presented the submission of The Hong Kong Institute of Planners, which supported in principle the supply of sufficient land and creation of a land reserve as essential means to meet the various development needs of Hong Kong in future. However, the six measures to increase land supply should be properly interfaced with a comprehensive planning and development strategy to foster the sustainable development of Hong Kong.

Preliminary response of the Administration

82. At the invitation of the Chairman, SDEV made the following points in response to the views expressed by the deputations/individuals attending the second session of the meeting --

- (a) The Government was committed to expanding land resources through a multi-pronged approach to meet the various needs and demands of Hong Kong in the short, medium and long term. The land created would not only be used for luxurious private housing development, as about 47% of the families in Hong Kong were living in subsidised housing. The Government aimed to make available land for delivery of an average of 40 000 residential flats of various types annually, including about 15 000 public rental housing units ("PRH") and 5 000 New Home Ownership Scheme flats. The production of PRH could be increased with increased land supply to alleviate the problem of housing shortage and improve the living environment of the general public.
- (b) In view of the long lead time required for preparation work, including going through the statutory procedures and undertaking technical and environmental impact assessments, it was necessary to commence public consultation on reclamation and rock cavern development at the present stage such that sufficient land would be provided in good time to meet different development needs. In light of rising public aspirations for nature conservation and better living environment, the Government appealed for support from the community to adopt a visionary and innovative approach in land-use planning. The 25 possible reclamation sites were only

Action

meant to facilitate a more substantive discussion during the Stage 1 PE. Noting that members of the public had strong views on individual reclamation sites, the Government would take their views into full consideration in the subsequent technical studies and site selection exercise.

- (c) Apart from reclamation and rock cavern development, the Government had been exploring different options of increasing land supply, covering most of the suggestions and proposals put forward by the deputations/individuals. Nevertheless, different land supply initiatives had different limitations and constraints. Under the existing nature conservation policy, ecologically important sites would be designated as country parks and special areas. The natural coastline of Hong Kong was also under comprehensive protection. About 46% of the land area in Hong Kong had been designated as country parks or areas of special interest where strict development control was imposed. Given the above circumstances, sites of high ecological value had already been excluded in the selection of the 25 possible reclamation sites. The above suggested that conservation was always given a higher priority than development in Hong Kong.
- (d) In compiling population projections, C&SD would apply appropriate statistical projection methods according to international standards, and take into consideration the latest population, social and economic development conditions, as well as inputs from relevant bureaux and departments. Even if there were discrepancies between the actual and projected population figures, the current land supply situation could not address the land demand of Hong Kong in the long term due to the change in population structure, public aspiration for better living environment and economic development.
- (e) The Development Bureau ("DEVB") had been closely working with the Food and Health Bureau to formulate policies to provide appropriate support and financial assistance to fishermen affected by reclamation or any other marine works projects.

Action

Discussion

Public engagement

83. Referring to the submission of the Civic Party, Mr Alan LEONG re-iterated the Civic Party's stance that the Administration should adopt better land use planning and fully utilize the existing land resources in order to optimize the value of land resources. For instance, the Government should identify and rezone agricultural land with low ecological value for other uses. Citing the relocation of the Sha Tin sewage treatment works and Mount Davis Fresh Water Primary Service Reservoir to rock caverns as examples, Mr LEONG opined that the Administration should provide adequate justifications to support the reclamation and rock cavern development options, to explain the costs and benefits of the proposals and the planning and development for the land to be released. He hoped that the Government would listen to public views carefully and make good use of the coming PE exercise to engage the community for reaching a consensus on the different land development options to ensure that the Government's land supply strategy would meet public expectations.

84. SDEV acknowledged the importance of organizing different PE activities to solicit public views on the various means of increasing land supply. She stressed that the Administration should consider and assess the public views to be received in refining the land development proposals. She re-iterated that timely provision of adequate land would enhance Hong Kong's economic competitiveness and its living environment. In this connection, planning and land development was one of the Government's top priorities.

Conservation of fisheries resources

85. In response to the Chairman's enquiry about the local fisheries resources, Mr Denys LAM Tai-sing pointed out that the Government had implemented an artificial reef project to enhance the fisheries resources and promote a more diversified marine environment. According to a subsequent monitoring survey, the artificial reefs had supported a higher diversity and abundance of fish species. Mr CHANG Yau-kit held a different view and commented that restocking of fingerlings and other marine habitats to augment marine resources in Hong Kong waters was not feasible.

Action

Planning and development for the reclaimed sites

86. Mrs Regina IP opined that the provision of transport facilities to link up the reclaimed sites with the urban areas would be costly. PS/DEV(W) re-iterated that the Administration aimed to engage the public throughout the entire planning and development process, and the aim of the Stage 1 PE was to define a set of site selection criteria for reclamation outside Victoria Harbour and cavern development. However, there was feedback suggesting that the preliminary site selection criteria were abstract and that the Government should provide some concrete examples on possible reclamation proposals for public consideration. In this connection, DEVB had come up with 25 possible reclamation sites, which were broadly classified into four categories according to their development opportunities and constraints, to assist the public in a substantive discussion. The views collected during the Stage 1 PE would be used to refine the site selection criteria. In the next stage, the Administration would further engage the community in the planning and development (including the provision of infrastructure and public facilities) for the reclamation sites to be shortlisted for further feasibility studies. These possible reclamation projects would then go through the statutory procedures and other technical and environmental impact assessments.

87. Mrs Regina IP considered the lead time required for land production too long. Noting that Macau would take part in the development of Hengqin Island, Mrs IP asked whether Hong Kong would consider making a request to the Central Government for a piece of land to implement a similar project.

88. SDEV advised that the total land area of Hong Kong was about 1 108 square kilometers, of which only around 24% was built-up area. Given the vast amount of non-built-up land in the territory, it would be appropriate for the Government to proactively explore and identify suitable land within the administrative area of the Hong Kong Special Administrative Region with potentials for development.

89. Mr Paul TSE remarked that the Administration should consider developing the border area, including the loop area of Shenzhen River, for creative industries and higher education activities. SDEV advised that the Administration had been conducting land use studies and reviews, which involved a total area of about 2 500 hectares of land in the New Territories. Some of the larger studies and reviews included the North East New Territories New Development Areas ("NDAs"), Hung Shui Kiu NDA and Lok Ma Chau Loop. While the Administration would ensure timely implementation of various development projects, it might not be possible to

Action

shorten the lead time for these land use studies given the statutory requirements with which compliance were required.

90. As regards the use of naval and military land in Hong Kong, SDEV advised that the subject matter involved complicated issues and was related to wider issues beyond the scope of DEVB. Mrs Regina IP pointed out that the 1994 Sino-British Defence Land Agreement had provided for the construction of a military dock in Hong Kong, and hence the question of discussing with the People's Liberation Army Hong Kong Garrison afresh the location of the dock did not arise.

Concluding remarks by the Chairman

91. The Chairman thanked the deputations/individuals for attending the meeting to express their views on the Government's strategy to enhance land supply through reclamation outside Victoria Harbour and rock cavern development. He called on the Administration to take into consideration the views put forth by the deputations/individuals to further enhance the land supply strategy for Hong Kong.

II Any other business

92. There being no other business, the meeting ended at 1:40 pm.