

**立法會**  
**Legislative Council**

LC Paper No. CB(1)559/13-14  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/DEV/1

**Panel on Development**

**Minutes of special meeting**  
**held on Saturday, 1 June 2013, at 9:00 am**  
**in Conference Room 1 of the Legislative Council Complex**

**Members present** : Dr Hon LAU Wong-fat, GBM, GBS, JP (Chairman)  
Hon Tony TSE Wai-chuen (Deputy Chairman)  
Hon James TO Kun-sun  
Hon Emily LAU Wai-hing, JP  
Hon Abraham SHEK Lai-him, SBS, JP  
Hon Cyd HO Sau-lan  
Hon CHAN Hak-kan, JP  
Hon CHAN Kin-por, BBS, JP  
Dr Hon Priscilla LEUNG Mei-fun, JP  
Hon IP Kwok-him, GBS, JP  
Hon Mrs Regina IP LAU Suk-ye, GBS, JP  
Hon Alan LEONG Kah-kit, SC  
Hon LEUNG Kwok-hung  
Hon Albert CHAN Wai-yip  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon James TIEN Pei-chun, GBS, JP  
Hon WU Chi-wai, MH  
Hon Gary FAN Kwok-wai  
Hon CHAN Chi-chuen  
Hon CHAN Han-pan  
Dr Hon Kenneth CHAN Ka-lok  
Hon Kenneth LEUNG  
Hon CHAN Yuen-han, SBS, JP  
Ir Dr Hon LO Wai-kwok, BBS, MH, JP

**Member attending** : Hon Steven HO Chun-yin  
Dr Hon Elizabeth QUAT, JP

**Members absent** : Hon CHAN Kam-lam, SBS, JP  
Hon Frederick FUNG Kin-kee, SBS, JP  
Hon Claudia MO  
Hon LEUNG Che-cheung, BBS, MH, JP  
Hon Alice MAK Mei-kuen, JP  
Dr Hon KWOK Ka-ki  
Dr Hon Fernando CHEUNG Chiu-hung  
Dr Hon CHIANG Lai-wan, JP

**Public officers attending** : **Agenda item I**

Mr Paul CHAN Mo-po, MH, JP  
Secretary for Development

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

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

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

Mr LAM Sai-hung  
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  
Assistant Director of Planning/Territorial

**Attendance by  
Invitation**

**: Agenda item I**

Mr FUNG Kin-chung

會務主任

Hong Kong Construction Industry Employees General  
Union

Mr Angus HO Hon-wai

Executive Director

Greeners Action

Mr WONG Chun-pong

Member

South Lamma Concern Group

Ms Mary MULVIHILL

Tsim Sha Tsui Residents Concern Group

Mr LAM Kit-yin

Chairman

The Hong Kong Institution of Engineering Surveyors

Mr Denys KWAN

Land Supply Task Force member

Royal Institution of Chartered Surveyors Hong Kong

Mr KEUNG Siu-fai

總務

Hong Kong Fishery Alliance

Mr CHANG Yau-kit

主席

Hong Kong Fisherman & Aquatic Commerce Association

Mr CHENG Tai-shing

副主席

Lamma Island Fishing Promotion Association

Mr FUNG Tim-kan

理事

Hong Kong & Kowloon Floating Fishermen Welfare  
Promotion Association

Mr Michael LAU  
Acting Director, Conservation  
WWF - Hong Kong

Sr LAU Chun-kong  
Chairman of Land Policy Panel  
The Hong Kong Institute of Surveyors

Mr Alvin YEUNG  
Exco member  
Civic Party

Ms Bonnie LEUNG  
Chairman  
Young Civics

Mr YU Sai-yen  
Vice-chairman of Civil Engineering Committee  
Hong Kong Construction Association

Ms Cammy KONG Man-yan  
Member  
The Hong Kong Federation of Electrical and Mechanical  
Contractors Limited

Ir YIM Kin-ping, JP  
Chairman  
Project Management Exchange Centre

Mr LEUNG Fuk-yuen  
Yuen Long District Council member

陸恭正先生  
Society for Protection of the Harbour

Mr Jude LAW Kai-yiu  
The Lion Rock Institute

Mr LEUNG Chi-ming

Professor SO Wai-man

Mr Kelvin LAU Ngai-fai

Ms LIN Hai-ci

Mr Stanley NG  
Project convenor  
Land Watch

Mr Leo LEUNG  
Immediate Past Chairman  
The Hong Kong Institution of Engineers-Civil Division

Mr KAM Man-fung  
Youth Committee Chairman  
New People's Party

Mr Johnny CHEUK  
Council member  
Hong Kong Geotechnical Society

Mr FU Ka-ho

Ms YUE Chuan

Ms Sylvia CHAN

Mr Andrew LAM Siu-lo

Mr Eric LAM Lap-chi  
Kwai Tsing District Council member  
Democratic Party

Mr Benson LUK  
Co-convenor  
The 30S Group - Education and Youth Affairs Working  
Group

Mr Dickson WONG  
Spokesman  
HK Wildlife.Net Forum

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

Ms Donna YAU Yuet-wah  
Convenor  
Protect Ma Liu Shui

Mr Chris IP  
Deputy Spokesperson on Development  
DAB

Mr Richard TSOI Yiu-cheong  
Convenor  
Sha Tin Union for People's Livelihood

Mr Freddie HAI Tuen-tai  
Planning and Lands Committee Chairman  
The Hong Kong Institute of Architects

Mr Tony FUNG  
Member  
Peng Chau Reclamation Concern Group

Ms LI Man-chi

Mr Holden CHOW  
主席  
Young DAB

Mr LAW Kwan

Mrs TAM LEUNG Sau-fun  
Chairlady  
Ocean View Residents' Right Association

Ir LEE Ping-kuen  
Honorary Secretary General  
Association of Engineering Professionals in Society

Mr CHAN Chi-man  
Committee Member  
Young Engineers in Society of Association of Engineering  
Professionals in Society

Mr C M LEE  
Vice Chairman  
The Institution of Civil Engineers (Hong Kong Association)

Mr Jonathan TSOI  
Chair  
Hong Kong Association of Aging in Place Ltd.

Mr Andy LAI  
Member  
Liberal Party

Mr CHUI Ting-pong

Mr Kelvin CHUI

Mr Ronald HO

Mr Harris YEUNG

徐嘉慎先生  
Friends of The Harbour

Ms LEUNG Wing-yan  
Vice Chairperson  
Student Christian Movement of Hong Kong

Mr FOK Siu-cheung

Mr KWOK Chi-wai

Mr LO Chung-man

Ir Michael LEUNG Wai-ho

Mr SIU Chun-man  
Student Representative  
Hong Kong Construction Association Young Members  
Society

Ms Annora NG

Mr Marco AU  
Researcher  
Hong Kong Golden 50

Mr Tim LEE  
President  
Right of People's Livelihood & Legal Association Hong  
Kong

Ms SU Tsz-ki

Dr HUNG Wing-tat  
Associate Professor  
Department of Civil and Environmental Engineering  
The Hong Kong Polytechnic University

Mr LAU Wai-ping  
Lung Kwu Tan Village Representative

Ms HO Ka-po  
Green Sense

Mr KWOK Ho-man

Ms Dorothy WAN

Ms YU Hin-pik

羅雅寧女士

陳濤先生

Ms WAN Chi-yan

麥志杰先生



譚卓文先生  
海洋一閣

張景亮先生

Mr LAI Chiu-nam

Mr LAI Kam-wah  
Vice Chairman  
Resident Site Staff Association

Mr Alan LAW Mei-lun  
Site Agent  
Law Chi Yip Construction Co., Ltd.

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

Mr YEUNG Yiu-wing

Mr KWOK Yim

Mr Herrick KONG Hok-chi  
Executive Secretary  
The Student Union of the Chinese University of Hong Kong

Mr Michael WONG Kin  
Chairman  
Chartered Institution of Civil Engineering Surveyors

Mr HO Kwan-yiu  
Chairman  
Tuen Mun Rural Committee

Mr NG Hei-man  
Assistant Campaign Manager  
The Conservancy Association

Mr LO Kan-ip

Mr CHENG Sze-lut  
Vice Chairperson  
Labour Party

Mr Leslie CHAN Ka-long

許倩珩女士

Ms TO Ka-wan  
External Vice-Chairman  
Environmental Life Science Society, Science Society,  
the Hong Kong University Students' Union

Ir Stephen CHIK Wai-keung  
Director  
Engineering Forum Limited

Mr Alex CHAN Hei-ming

Mr Henry LAI  
Sub-Agent  
Sun Fook Kong (Civil) Ltd.

Mr YAU Kin-wo  
主席  
新界向前發展聯席會議

Mr CHIU Man-leong  
Sha Tin District Council member

Mr Henry LO Ka-yu  
Member of Management Committee  
The Incorporated Owners of La Costa

Mr LUN Hoi-wah

Ms Irene YIP Nga-wing

任朗欣女士

Mr LI Kam-wa

Mr LEUNG Yat-tung

Mr CHUNG Koon-man

Mr Christopher Michael HOWLEY

Mr LI Chi-kwong

Site agent

Zhen Hua Engineering Company Ltd.

Mr HAU Cheuk-yu

Mr SO Chi-chung

Mr LAM Ka-hei

Mr CHUNG Kwok-fai

Immediate Past Chairman

The Hong Kong Institution of Engineers - Geotechnical  
Division

Mr CHEUNG Hau-wai

Council Member

Construction Industry Council

Mr Jambon CHAN Chun-ling

Research Officer

One Country Two Systems Research Institute

鍾志昂先生

Kwan On Construction Co., Ltd.

Mr SOO Hon-pan

Ms Winnie CHU

Ms NG Mee-kam

Professor

Institute of Future Cities, the Chinese University of Hong  
Kong

Mr WONG Lok-yin  
Student Representative  
Students' Union of Department of Civil and Architectural  
Engineering, City University of Hong Kong

Mr Kelvin LAU Chun-tung  
Student Representative  
Students' Union of Department of Civil Engineering, the  
University of Hong Kong

Mr CHEUNG Man-lung  
Student Representative  
Students' Union of Engineering, Surveying, Hong Kong  
Institute of Vocational Education

Mr LAM Kin-wing

Mr Samuel HUNG Ka-yiu  
Chairman  
Hong Kong Dolphin Conservation Society

Ms Megan SHI

Mr Stephen CHOI Chong-kei

郭仲文先生  
逸東社區網絡協會

Mr David LUI Man-wai  
Regional Managing Director, Water & Urban Development,  
Hong Kong  
AECOM

Ms LEI Wa-yan

Mr Peter SHEK

Mr Basil HUI  
召集人  
Range Study Centre

Mr Benz CHAN  
聯絡人  
Cheung Chau Environment Concern Group

Ms CHEUNG Man-nga  
Greenwoods, the Hong Kong University Students' Union

Mr YEE Yat-ming

**Clerk in attendance** : Ms Sharon CHUNG  
Chief Council Secretary (1)6

**Staff in attendance** : Mr Anthony CHU  
Senior Council Secretary (1)6

Mr Fred PANG  
Council Secretary (1)6

Ms Christina SHIU  
Legislative Assistant (1)6

Ms Clara LO  
Legislative Assistant (1)9

Ms Haley CHEUNG  
Clerical Assistant (1)6

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Action

- I Meeting to receive views 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) -- 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(09) -- Paper on increasing land supply through reclamation outside Victoria Harbour and rock cavern development

prepared by the Legislative  
Council Secretariat (Updated  
background brief)

Members noted the following submissions tabled at the meeting --

- (a) Revised submission from Ocean View Residents' Right Association;
- (b) Submission from Mr YEUNG Yiu-wing;
- (c) Submission from Mr KWOK Yim;
- (d) Submission from a deputation (新界向前發展聯席會議);
- (e) Submission from Mr SO Chi-chung;
- (f) Submission from a deputation (逸東社區網絡協會);
- (g) Submission from Range Study Centre; and
- (h) Submission from Mr YEUNG Wai-sing.

*(Post-meeting note: The above submissions were circulated to members vide LC Papers Nos. CB(1)1123/12-13(11) and CB(1)1216/12-13(01) to (07) on 4 June 2013.)*

### Meeting arrangements

2. The Chairman invited members' views on the meeting arrangements. He advised that, in view of the large number of deputations attending the meeting, the meeting would be conducted in four sessions with a lunch break between 1:30 pm and 2:30 pm and each deputation would be given three minutes to present their views. At each session, after the deputations had presented their views, he would invite members to express views and ask questions. The Administration would then respond to the issues raised by deputations and members. Members raised no objection to the meeting arrangements.

3. The Chairman declared that he was a Village Representative of Lung Kwu Tan Village, which was near one of the five potential near-shore reclamation sites proposed by the Administration.

Welcoming remarks by the Chairman

4. The Chairman welcomed representatives of the Administration and deputations to the meeting for exchange of views on the Administration's proposals on reclamation outside Victoria Harbour and rock cavern development put forward under the Stage 2 Public Engagement ("PE2") on Enhancing Land Supply Strategy. He reminded deputations 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.

Session 1

*Oral presentation by deputations*

5. A total of 37 deputations presented their views in the first session. Their views were summarized in the **Appendix**.

*Discussion*

Attendance of the Secretary for Development

6. Ms Emily LAU queried why the Secretary for Development ("SDEV") did not attend the meeting. She opined that his absence showed that he did not attach importance to the business of the Legislative Council ("LegCo"). Mr Albert CHAN and Mr CHAN Chi-chuen condemned SDEV for not attending the meeting. Miss CHAN Yuen-han said that SDEV's absence without a notice to the Secretariat was a practice which would not be conducive to a good working relationship between the Legislature and the Executive. Given that the latest attendance list for the meeting indicated that SDEV would attend the meeting from 9 am to 7 pm, Mr CHAN Chi-chuen suggested that the Secretariat should clarify with the Administration whether SDEV would attend the remaining sessions of the meeting.

7. The Clerk said that the Secretariat had not been informed of any change in the attendance of public officers for the meeting. Permanent Secretary for Development (Works) ("PS/DEV(W)) said that SDEV had a radio interview in the morning and would attend the second session of the meeting. He said that he would convey the views made by deputations at the first session to SDEV.

Consultation on the proposal

8. Miss CHAN Yuen-han sought explanation from the Administration about the problems with PE2 as pointed out by Ms Donna YAU of Protect Ma Liu Shui, who had said that a large number of Ma On Shan residents were not aware of the proposed reclamation at Ma Liu Shui and were opposed to the proposal.

9. Mr CHAN Chi-chuen called upon those deputations who were opposed to reclamation to continue making their views known to the Administration. He criticized the Administration for failing to learn a lesson from the insufficient consultation for the North East New Territories ("NENT") New Development Areas ("NDAs") project. In view of the misleading questions in the Administration's PE Digest and public criticisms about the operation of the PE exercise, he suggested that the Panel should hold a special meeting to study the consultation materials and programmes, so as to play an effective monitoring role. His views were shared by Mr LEUNG Kwok-hung.

10. In response, Deputy Head of Civil Engineering Office (Port and Land), Civil Engineering and Development Department said that the consultation on the proposal of reclamation outside Victoria Harbour and rock cavern development had been extensive and intensive. Since the launch of PE2 on 21 March 2013, the Administration had held a series of meetings and forums with stakeholders to solicit their views on the potential reclamation sites and the proposed schemes of rock cavern development, including the meetings with seven District Councils where the proposed sites were located, and more than 60 meetings with professional bodies, political group and other stakeholders. As regards the consultation with Ma On Shan residents, the Administration had organized three forums, each with an attendance of more than 70 persons. Another forum with the residents would be held in the next week. The Administration had also met with fishermen's associations and attended the public consultation forum organized by the Student Union of the Chinese University of Hong Kong ("CUHK"). He further advised that while the public in general supported the Administration's six-pronged approach to increasing land supply, they had expressed concern on issues such as land use and environmental impacts. The Administration understood the concerns of residents of Ma On Shan on the impact of the proposed reclamation at Ma Liu Shui on their living environment. At the forums held at Ma On Shan, representatives of the Government had addressed residents' questions about technical issues as far as they could and had recorded the views of the residents. Their views would be carefully considered. He assured members that the Administration would



continue to listen to the views of local communities on the reclamation proposals.

*Impact of reclamation on fishermen*

11. Mr CHAN Han-pan said that Mr Steven HO and he were concerned about the impact of the proposed reclamation on the livelihood of fishermen. The large-scale construction works in the western waters of Hong Kong, coupled with the ban on trawling implemented since December 2012, had already adversely affected the operation of the fishing industry in Hong Kong. While the Administration had proposed developing "recreational fishing" to help the fishermen, it had not promulgated any policy on the promotion and implementation of the proposal. He urged the Administration to introduce measures to address the difficulties faced by the fishing industry.

12. PS/DEV(W) said that the Administration was mindful of the impact of reclamation on the local fishermen and had consulted their views on the reclamation proposals. The five potential reclamation sites proposed for PE2 were at some distance away from the fish culture zones. At the next stage, when the Administration conducted detailed feasibility studies and technical assessments on the potential sites, it would continue to communicate closely with the fishermen.

*Housing shortage*

13. Ms Emily LAU said while the public generally agreed that the Administration should take action to increase land supply to address the serious housing shortage problem, a lot of deputations attending the meeting did not support the Administration's reclamation proposals. She queried how the Administration could take forward the reclamation proposals given the strong opposition from members of the public. Ms LAU urged the Administration to respond to some deputations' suggestions about using vacant land and under-utilized land, such as land zoned as "Village-type Development" and golf courses, for housing development.

14. Mr Albert CHAN considered that the housing shortage problem was a result of the Administration's nine measures to stabilize the property price launched in 2002. He estimated that in the next 10 years, Hong Kong would need 400 000 new units to meet housing needs, meaning that four to five new towns each with an area as large as Tin Shui Wai would have to be developed. He pointed out that it would not be effective to make use of the small existing potential housing sites to address the serious housing

shortage. In the past 30 years, new town development had been proven to be a successful solution for accommodating the increasing population. While the approach to new town development might have to change nowadays, it appeared that there were no alternatives to such development. A major problem to solve before developing a new town was how to create large pieces of new land. He hoped that a consensus could be reached among the public on the issue.

15. Mrs Regina IP said that as Hong Kong was facing the problem of acute shortage of housing land supply, she sought the views of the deputations at the meeting on how the housing needs could be met and living conditions of the grass-root level people be improved if no action was to be taken to create new land. She also asked the Administration to elaborate on the priorities for allocating new land to different types of housing, and the planning for the supply of land for commercial and industries development.

16. Dr Priscilla LEUNG said that it was imperative for Hong Kong to develop new towns for long-term development. In the new towns, a large number of public housing units and sufficient Government and community facilities should be provided, supported by commercial and retail activities which could create employment opportunities. To attract people to move to these new towns, a good transport network and some concessions on transportation fees should be provided. To the residents to be affected by land development, adequate compensatory and rehousing arrangements should be offered.

17. Mr LEUNG Kwok-hung held the view that the Administration should explain whether it could make the best use of the existing land resources to develop public housing without the need to create new land. He pointed out that in the proposed NENT NDAs, it was planned that a large proportion of the land developed would be allocated to low-density private housing developments. He was concerned that the waterfront of the reclaimed land would be used for developing private luxury residential housing, instead of public housing.

18. PS/DEV(W) said that to solve the housing shortage problem, the Administration had adopted a six-pronged approach to increasing land supply, i.e. re-zoning, resumption, redevelopment, reclamation, rock cavern development and re-use of ex-quarry sites. As each of these options would have its own limitations and affect the marine ecology or the environment on land to some extent, adoption of the six-pronged approach would be necessary in order to balance the overall interests of Hong Kong and to attain sustainable development. He stressed that, to attain sustainable

development, the Administration should give due regard not only to protecting the environment, but also to promoting economic development and addressing community needs. As regards the views about the importance of providing adequate transportation and ancillary facilities at the potential reclamation sites, PS/DEV(W) said it was prerequisite to, through detailed technical assessment, ascertain the extent of reclamation before the planning of transportation and ancillary facilities could be carried out. The Administration would commence the relevant studies after the extent of reclamation had been ascertained and would engage the public again in the planning of the transportation and ancillary facilities.

19. In response to the views that reclamation should be the last resort to provide new land, PS/DEV(W) remarked that the Administration 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 proposal of reclamation outside Victoria Harbour and developing rock caverns aimed to build up an abundant land reserve in Hong Kong to meet future demand in a timely manner. PS/DEV(W) said that land reserve could be established in different forms and one of them would be completing the detailed studies and design for the selected potential sites in advance. Actual reclamation works might only start when the need for the reclaimed land was confirmed.

#### Other issue

20. Dr Priscilla LEUNG said that the Administration had earlier planned to relocate the NT West Regional Office of the Water Supplies Department ("WSD") in Sai Yee Street, Mong Kok to NT West so as to release the valuable site in Mong Kok for other uses and to facilitate the improvement of traffic in the area. She was disappointed that the relocation project had come to a standstill and asked about an update. In response, PS/DEV(W) said that the Administration had originally planned to purchase and convert an industrial building to accommodate the Office but no suitable buildings satisfying WSD's requirements and within the approved budget could be identified. The Administration was considering construction of a new building in Tin Shui Wai for accommodating the Office.

(The Chairman ordered a break of 5 minutes.)

(The meeting resumed at 11:35 am.)

## Session 2

### *Oral presentation by deputations*

21. A total of 37 deputations presented their views in the second session. Their views were summarized in the **Appendix**.

### *Discussion*

22. Ms Emily LAU said that if public officers attached importance to meeting with Members of LegCo and members of the public, they would accord priority to attending the meetings with them and place a lower priority on other businesses. She held the view that, given the contentious nature of the Administration's reclamation proposals, the Administration should give clear information to the public about the availability and the use of land sources in Hong Kong and explain why, in the Administration's opinion, reclamation was necessary. She suggested that SDEV should visit the residents who would be affected by reclamation to listen to their views.

23. Miss CHAN Yuen-han pointed out that there were problems with the consultation on the Administration's proposals, as reflected by the views expressed by deputations at the meeting. The organization of forums and exhibitions did not necessarily make a consultation exercise effective. She supported that the view that the Administration should provide the public with a full account of different land resources in Hong Kong and whether they could be used for housing development. Only when the public had the full picture would the public discussion on reclamation proposals be meaningful. She stressed that in considering whether reclamation was necessary, the Administration should take into account the views of all stakeholders, including the fishermen.

24. Mr CHAN Chi-chuen said that a number of deputations had attended different public consultation forums on the Administration's reclamation proposals as they had yet to receive satisfactory answers from the Administration to their enquiries. He asked SDEV to review the consultation process and make improvements in the future. He opined that, to achieve a meaningful consultation on the proposals to enhance land supply, the Administration should provide the public with sufficient information about the pros and cons of each option. If incomplete information was given to the public, they would likely change their position when new information was available.

25. Mr LEUNG Kwok-hung held the view that before proceeding with the planning for reclamation, the Administration should provide proofs to show that all other land development options had been exhausted and new land was still in demand. In his opinion, the housing shortage problem was caused by the mistakes in the Administration's policy, as reflected by the fact that the reclaimed land at West Kowloon was mostly used for luxury residential developments and the vacancy rate of these developments were high. He supported the view that consideration should also be given to developing golf courses for housing.

26. SDEV said that he always welcomed the opportunities to meet with Panel members to discuss issues of public concerns. As the scope of work of the Development Bureau ("DEVB") was wide, he had to attend different kinds of activities related to its work. He assured members that for the meetings that he could not attend, his colleagues would convey the views made at the meetings to him to keep him abreast of public response to policy initiatives.

27. At the invitation of the Chairman, SDEV made a consolidated response to the views of members and the deputations expressed at the meeting. He highlighted the following points--

- (a) Some deputations said the Administration had proposed reclamation as a means to increase land supply because it was the easiest way to create new land. The Administration did not agree to this view. Reclamation was an important option because it could provide a larger piece of land to facilitate comprehensive town planning. Not only would residential buildings and community facilities be provided, there could also be large public open spaces as well as commercial developments, which would provide job opportunities for local residents.
- (b) As regards other options for increasing land supply, the Administration would announce the revised proposal on the NENT NDAs project soon. The implementation of the project would not be easy as it involved land resumption and arrangements for agricultural land rehabilitation. Given that most sites under urban redevelopment were relatively small, such development would not generate a significant number of new flats to adequately address the housing shortage problem. Some old public housing estates had the potential for redevelopment. The Transport and Housing Bureau was

working on a few such projects. However, it should be noted that other housing land was required for decanting the existing residents of these housing estates. On the resumption of land granted under the private recreational leases, such as land used as golf courses, the leases had been renewed every 15 years in the past. Even if the Administration decided to terminate the leases and resume the land, it would need some time for the preparatory work. According to legal advice, any decision to resume the land upon short notice without a proper arrangement might be subject to legal challenges.

- (c) While there might be room for improving the public engagement process, members could be assured that the Development Bureau and concerned departments had been working in a dedicated manner in responding to the public's enquiries and concerns.
- (d) At this stage, the Administration would not seek funding for the reclamation works. But the Administration planned to apply for funding for conducting feasibility studies and detailed technical assessments for the potential reclamation and rock cavern development projects. The issues of concerns raised by members and the public on the reclamation and cavern development proposals would be examined in the further studies. SDEV appealed to members' support for the funding applications to be made. He explained that as the housing shortage in Hong Kong was acute, there was insufficient time for studying each of the six approaches to increasing land supply one by one. Instead, the studies had to be conducted in parallel.
- (e) It was important for a population policy to be in place for Hong Kong. In this connection, the Steering Committee on Population Policy, chaired by the Chief Secretary for Administration, was studying the matter and would report the results to LegCo. However, it would be irresponsible for the Administration to take no action on increasing housing land in the meantime, given that the number of applicants on the waiting list for public rental housing ("PRH") was over 220 000 and a large number of people in Hong Kong were living under undesirable conditions in subdivided flats. Other than housing, the enhancement of community facilities also required the supply of land. In the future, the increase in the

population of Hong Kong would require the development of a new town roughly of the scale of Sha Tin every 10 years. Given that there would be continuous population growth regardless of its rate, the Administration had to continue with its efforts in exploring different ways to identify new land. In fact, for every 10 hectares ("ha") of developable land, only about three to four ha would be used for housing, while the rest would be designated for the development of commercial, infrastructure and community facilities.

- (f) As seen in the new towns built on reclaimed land, there would be different types of housing including large-scale public housing developments. In some new towns, the proportion of private residential units over 70 square metres in the reclaimed parts was less than 10%.

28. SDEV informed the meeting that due to other official engagements, he would not be able to attend Session 3. He would return later to attend Session 4.

(The Chairman ordered a break.)

(The meeting resumed at 2:37 pm.)

### Session 3

29. As the Chairman had other commitments, the Deputy Chairman took over the chair for the remaining two sessions of the meeting. The Deputy Chairman informed members and deputations that SDEV would not be able to attend Session 3 due to prior engagements.

#### *Oral presentation by deputations*

30. A total of 31 deputations presented their views in the third session. Their views were summarized in the **Appendix**.

#### *Discussion*

#### Land available for development

31. Ms Emily LAU pointed out that although reclamation projects had been carried out in the past without strong opposition from the public, Hong Kong people nowadays attached greater importance to the protection of the

environment and many of them had reservation on reclamation. Moreover, as the residents living in or near the potential reclamation sites would be affected by the proposed reclamation works, it was understandable that they had strong views against reclamation. The Administration should strive to forge a consensus in society before taking forward the reclamation proposals. Drawing reference to some deputations' views that there was substantial quantity of land available in Hong Kong for development and such land should be developed first before resorting to reclamation, Ms LAU said that the Administration should explain clearly to the public the various possible options for increasing land supply, the quantity of developable land available under each option as well as the limitations of each option.

32. Miss CHAN Yuen-han held the view that there was a general sentiment among the public against over-development in Hong Kong, especially when they saw that some historical buildings had been demolished due to land development. She stressed that it was important for the Administration to present a complete picture of the amount of vacant land in Hong Kong as well as the amount of the land that could be created under the six-pronged approach. Otherwise, it would be difficult to gain the support of the Finance Committee in approving funds for the feasibility studies and technical assessments on the proposed reclamation sites. The Deputy Chairman also requested the Administration to respond to some deputations' views that there was a substantial amount of land which was ready for development.

33. PS/DEV(W) remarked that it might not be possible to reach a consensus on the proposals on reclamation outside Victoria Harbour. He reiterated that the Administration had adopted a six-pronged approach to enhancing land supply and there were limitations and difficulties with each option. In order to meet the demand for land for Hong Kong's long-term development, it was necessary to explore different approaches.

#### *Impact of reclamation on fishermen*

34. Mr Steven HO said that when the Administration implemented the ban on trawling, it advised that the ban was necessary for restoring the damaged seabed and the depleted marine resources as early as possible. However, after the fishing industry had made a sacrifice by accepting the ban, the Administration now proposed reclamation, which would definitely make an adverse impact on marine resources. He stressed that, in taking forward the reclamation proposal, the Administration must convince members of the fishing industry that their livelihood would not be further affected.



35. PS/DEV(W) advised that in selecting the sites for near-shore reclamation and construction of artificial islands, the Administration had reviewed the whole Hong Kong waters. The eastern waters was found not suitable in view of the high ecological value, the presence of a number of fish culture zones in the area and the limitations due to the large coverage of country parks. The central waters, with less ecological value and fewer fish culture zones, were preliminarily considered suitable for constructing artificial islands. Further studies would be conducted on the feasibility and other technical assessments to identify suitable locations for constructing artificial islands. For the three proposed sites in the western waters, they were considered of low ecological value from on-site surveys and the location were at some distance from the fish culture zones. In view of the works in the western waters, the Administration would conduct a cumulative Environmental Impact Assessment ("EIA") to study the impact of reclamation on the area. The Administration would also explore the feasibility of building eco-shorelines at the proposed reclamation sites so that the marine resources could be rehabilitated and enhanced on completion of the reclamation works.

*Other measures to enhance land supply and future uses of the potential reclamation sites*

36. Mr Alan LEONG said the Civic Party held the view that, before considering reclamation outside Victoria Harbour as a means to increase land supply, the Administration had to convince the public with facts that there were no alternative options. As the Administration had yet to provide the justifications, the Civic Party had reservation about the reclamation proposal. Taking in view that some sites in the NT had been used for storage or simply deserted or had been designated as areas for village-type development, he queried why the Administration had not explained to the public the reasons for not developing these sites for housing. He sought deputations' views on alternative options and the Administration's proposal on using the reclaimed land to build up a land reserve, without providing concrete information on the future uses of such land.

37. Mr LI Kam-wa said that in the past, reclamation works for the development of new towns were undertaken according to a master layout plan with the land uses for most sites specified. At present, due to the lack of consensus in society, the Administration only carried out reclamation on a piecemeal basis.

38. Mr LEUNG Yat-tung said that his proposed land use application mechanism echoed the views of Mr Alan LEONG. Under his proposal, applicants for use of land resources, instead of the Administration, had to provide justifications to convince the Administration and the relevant stakeholders about the merits of their proposals.

*Information on the potential reclamation sites*

39. Dr Elizabeth QUAT said that, without knowing much about the land use and planning for the proposed reclamation sites, the residents living near these sites would be reluctant to support the Administration's reclamation proposals, which would affect their living environment. As Sha Tin was already the most populous district in Hong Kong, she doubted whether the existing infrastructure and community facilities in the district would be able to accommodate a new population. She enquired how the proposed reclamation at Ma Liu Shui would affect the population growth in Sha Tin.

40. PS/DEV(W) said that it was not accurate for some deputations to say that the Administration would start reclamation works without land use planning. The reclamation proposal was still at the conceptual stage. The Administration was collecting the views of the public on what particular aspects on individual sites that the Administration should pay attention to when carrying out further studies, including views on potential future land uses of the selected sites. At the next stage, the Administration would conduct detailed feasibility studies for the sites to ascertain the extent of reclamation. The Administration would then conduct planning studies for the reclaimed land taking into account the local views on future land uses. He stressed that the time span for a large-scale development was very long and the public would be consulted at each stage. Additional information would become available at different stages with the completion of the various studies.

41. Dr Kenneth CHAN said that it might not very useful to make reference to the past successful experience of developing new towns in the present-day context. Given the changes in the social circumstances, massive public consultation and engagement was required in taking forward large-scale development projects nowadays. In his view, to set up a land reserve without any clear land use planning was like putting the cart before the horse. Moreover, without any information about the population policy and the long-term housing strategy, etc., members could not carry out a meaningful discussion on the merits and demerits of reclamation outside Victoria Harbour in increasing land supply. He sought the deputations'

views on what further information the Administration should provide to convince them that reclamation should be considered.

42. Ms TO Ka-wan, External Vice-Chairman, Environmental Life Science Society, Science Society, the Hong Kong University Students' Union queried whether over-development at the expense of damaging the natural environment was justified. She asked if the relevant EIA confirmed that any of the proposed sites were not suitable for reclamation, whether the Administration would scrap the reclamation plans for such sites.

43. Mr Gary FAN said that the Administration had not addressed land use issues such as the uses of brownfield sites and golf courses. With reference to the 1 200 ha of land designated for "Village Type Development", he cast doubts on whether the Administration had any legal obligation to reserve land for indigenous villagers to build small houses. He opined that such land could be used for high-density housing developments. He sought the views of 新界向前發展聯席會議, which had proposed enhancing the planning for the urban and rural areas, on alternative measures to enhance land supply. Mr YAU Kin-wo of 新界向前發展聯席會議 said that he would like to hear the Administration's response to Mr FAN's views first.

44. In response to the views about the need for a population policy, PS/DEV(W) said that while the policy was being formulated, the Administration had the responsibility to continue the work on developing new land, including the studies on reclamation outside Victoria Harbour, rock cavern development, NENT NDAs, etc., to meet the medium- and long-term demand for land resources. He explained that, to make better use of valuable land resources, the Administration had to undertake both demand and supply management on land resources. Projections would be made on the demand for land but the actual demand would evolve with times due to the changing circumstances. The demand would become certain only when it materialized. If supply management was only done when the demand materialized, the supply would never be able to catch up with the demand in view of the long lead-time on the supply side. On supply management, the Administration had adopted a multi-pronged approach. There were restrictions and difficulties with each option. Reclamation or any other options should not be ruled out, nor be regarded as the last resort. All the six options were needed to form a flexible and resilient land supply package to meet Hong Kong's short-, medium- and long-term needs. PS/DEV(W) supplemented that the Administration had almost stopped reclamation proposal in the past decade and transported the surplus public fill generated in Hong Kong to Taishan since 2007. A land reserve of more than 400 ha had been formed in Taishan while Hong Kong was suffering from shortage

of land. Before the proposals on reclamation outside Victoria Harbour were to be taken forward, a lot of studies had to be conducted and they should proceed without delay to meet the future demand in a timely manner.

45. As regards the land uses for each potential reclamation site, PS/DEV(W) reiterated that it was premature to discuss the details before further studies had been conducted. The Administration was aware of some of the views from the local community against the proposed reclamation at Ma Liu Shui. He assured members that the affected residents would be kept informed on the latest findings of the relevant studies and be consulted again at the next stage.

(The Deputy Chairman ordered a break of 10 minutes.)

(The meeting resumed at 5:01 pm)

#### Session 4

46. Mr Gary FAN pointed out that AECOM, one of the deputations attending Session 4, was an engineering consultancy company which undertook EIA for the Administration and it had also provided a submission (LC Paper No. CB(1)1123/12-13(25)) in support of the Administration's reclamation proposals. If the funding for the detailed feasibility studies and technical assessments on the proposed reclamation and rock cavern development sites was approved by the Finance Committee at a later stage, it was likely that AECOM would bid for the relevant contracts. He asked the Deputy Chairman about the possible conflict of interest for AECOM and whether it should declare interest before it gave views to the Panel.

47. The Deputy Chairman said that with the name of the deputation clearly stated in the attendance list for the meeting, members and the public were well aware of the nature of its business. Moreover, the rules about declaration of interests did not apply to deputations.

#### *Oral presentation by deputations*

48. A total of 26 deputations presented their views in the fourth session. Their views were summarized in the **Appendix**.

*Discussion**Planning Study*

49. Ms Emily LAU sought further elaboration from the Institute of Future Cities, the Chinese University of Hong Kong ("CUHK"), about the need for the Administration to review the town planning strategy for Hong Kong and asked for its views on whether the Administration's reclamation and rock cavern development proposals should be put on hold until the review was completed.

50. Ms NG Mee-kam, Professor, the Institute of Future Cities, CUHK, said it was mentioned in the Administration's Hong Kong 2030 Planning Vision and Strategy ("HK2030 Study") report published in 2007 that reclamation outside central harbour should be avoided as far as possible but could be considered given sufficient justifications. She was given to understand that reclamation was not needed in the planning up to 2030. She suggested that the Administration should clarify whether the present reclamation proposals were for land uses in Hong Kong beyond 2030. Separately, the Metroplan Review conducted in 2000 had referred to reclamation as a means to provide housing land and improve the living quality of residents in old districts. However, the development of the screen-type buildings at the reclaimed areas in Kowloon West had triggered criticisms on their impact on the environment and air ventilation. She considered that another metroplan review should be undertaken in the light of the land use issues raised in the past decade. She also pointed out that the Planning Department ("PlanD") had published a planning document on the development of NENT in 2003 but no sub-regional development statements were available for the other three sub-regions, namely, the Northwest, Southeast and Southwest NT. She opined that the Administration should provide more and updated information about the planning for these sub-districts.

51. Assistant Director of Planning/Territorial said that from 2001 to 2003, PlanD had completed the sub-regional planning studies for the metro area and the four sub-regions in the NT. The division of the territory of Hong Kong into the metro area and four sub-regions for planning purposes was rather conceptual. With the fast development of the new towns in recent years and the enhancement of cross-district transport, such division was no longer necessary. Since the completion of the HK2030 Study in 2007, PlanD had been carrying out thematic planning work, such as the planning for the Frontier Closed Area, rather than sub-regional planning. As for the HK2030 Study, it covered a planning horizon up to 2030. The recommended strategy

would be able to meet the development needs up to 2030 provided that all the proposed development projects, such as NENT NDAs, Hung Shui Kiu NDA and Kai Tak Development, would be carried out on time. If so, no new reclamation projects outside Victoria Harbour would be required before 2030 to increase land supply. As the above projects had experienced delay and because of changing socio-economic circumstances, it was necessary to re-examine the need for reclamation outside Victoria Harbour. He further advised that with the release of the population projection of Hong Kong up to 2041, PlanD would revisit the long-term planning strategy for meeting the demand for land resources.

### Chinese White Dolphins

52. Dr Kenneth CHAN reiterated that without a population policy and a realistic population projection, it was difficult for members to have a meaningful discussion with the Administration on the demands for land and how they could be met. He respected some deputations' expression of support to the objectives of increasing housing land supply and improving the living conditions of Hong Kong people. However, he considered that more data and studies were required in making a decision on the means to achieve these objectives. He invited the Hong Kong Dolphin Conservation Society to provide more information to the Panel about the number of Chinese White Dolphins ("CWDs") in Hong Kong waters.

53. Mr Samuel HUNG Ka-yiu, Chairman, Hong Kong Dolphin Conservation Society, said that according to the study of his organization which had been commenced in 1995, during the implementation of the reclamation works for the new airport, the number of CWDs had declined. It had slightly rebounded after the completion of the works. In the past decade, the number had consistently declined due to the increase in marine traffic, depletion of marine resources, construction works and dredging in the habitat of the CWDs. In the light of the development projects in the western waters in the pipeline, he expressed concern that the habitat of CWDs in the area might reach a critical point that CWDs would disappear from Hong Kong waters. He suggested that when the marine ecology had recovered after the completion of the Hong Kong-Zhuhai-Macao Bridge project, the conditions of the western waters should be assessed to determine whether further development projects should be carried out in the area.

54. PS/DEV(W) said that according to a report of Hong Kong-Guangdong specialists, there was not much sighting of CWDs in shallow waters and the three potential reclamation sites in the western waters, namely Lung Kwu Tan, Siu Ho Wan and Sunny Bay, were not CWD

hotspots, as revealed by surveys conducted from 2010-2012. In May 2013, the Administration had commissioned two overseas experts to conduct a survey on the activities of CWDs at the three potential sites for six months. Taking into account the findings of this survey, detailed feasibility studies and technical assessments, the Administration would decide whether reclamation at these sites was feasible; and if so, the extent of reclamation.

### Artificial islands

55. The Deputy Chairman said that the Administration had not provided concrete information on the proposal of constructing artificial islands in the central waters, such as the locations and the sizes. This was unfair to the residents living on outlying islands as they would not know whether the proposed artificial islands would have an impact on them. He further asked whether the Administration had considered relocating the container terminal facilities to artificial islands so as to release the land for other purposes.

56. PS/DEV(W) said that the locations of the artificial islands could only be determined after the studies on the navigational channels and port operations had been conducted. As such, no information could be provided for public consultation at this stage. He recapitulated the Administration's initial findings and considerations on reclamation and construction of artificial islands in the eastern, central and western waters as reported in paragraph 35 above.

### Justifications for reclamation

57. Dr Elizabeth QUAT declared that she was a resident of Sha Tin. As an avid diver, she observed that the marine ecology had greatly improved with the demise of Hong Kong industries. She was concerned about the impact of reclamation works on the quality of the water near the sites. She stressed that, to solicit members' support for the funding proposals for carrying out the feasibility studies and technical assessments for the potential reclamation sites, the Administration should provide sufficient information for members' consideration on whether the proposals were sustainable in the long run. It would be difficult for her to support the proposed reclamation at Ma Liu Shui at this stage. She invited the deputations, in particular the students undertaking engineering studies, to elaborate on their support for reclamation.

58. Mr LAM Ka-hei said that he supported the Administration's reclamation proposals. He opined that a spacious environment and a larger living space for everyone were essential to improving the living conditions

of Hong Kong people. He advised that the On Tai area in Ma On Shan and the proposed reclaimed site at Ma Liu Shui was separated by an inlet of the Tolo Harbour. The impact of reclamation on residents of On Tai should not be as great as they thought. It was not reasonable to reject a new community only on the ground that the erection of the new residential buildings would be visually undesirable.

59. Mr Kelvin LAU, Student Representative, Students' Union of Department of Civil Engineering, the University of Hong Kong, said that he supported building up a land reserve to meet unforeseeable needs which might arise in the future but he was against indiscriminate reclamation. EIAs and social impact assessments had to be duly conducted at the concerned areas. Apart from reclamation, the Administration should also consider the development of deserted land in the NT and the land on short-term tenancy.

Land available for development

60. Mr Gary FAN said that the public should re-think about the future development of Hong Kong. By way of illustration, he said that San Francisco had not had intensive land development in the past 30 years, however, the city still possessed a vibrant economy led by the development of information technology and financial industries. On the other hand, the city landscape of Hong Kong had completely changed in the past 10 years. A lot of old buildings had been demolished and replaced by new buildings. He did not agree that the "bulldozer" type of development should be pursued in Hong Kong. With reference to the information on the Development Bureau's website that the amount of unleased or unallocated Government land for residential uses after deducting land which was considered not suitable for development, not yet available for development, or with low development potential was only 391.5 ha (as at June 2012), he pointed out that there were views on other possible sources of land supply as follows:

- (a) 561 ha of road/passageways, man-made slopes, simplified temporary land allocation and sites smaller than 0.05 ha;
- (b) 1 200 ha of land zoned "Village-type Development";
- (c) a total of around 1 840 ha of land zoned "Commercial", "Industrial", "Government, Institution or Community", and "Open Space";
- (d) 160 ha of land zoned "Other Specified Use" ("Undetermined"), "Comprehensive Development Area" or



designated for property development above railway stations;

- (e) 2 291 ha of land area let under short-term tenancy and allocated for temporary use;
- (f) a total of 2 750 ha of land covering 14 military sites which had been handed over to the Hong Kong Garrison exclusively for defence purposes from 1 July 1997;
- (g) around 800 ha of brownfield sites; and
- (h) an estimated 1 010 ha of farmland and residential land reserve held by five major property developers.

Mr FAN requested the Administration to provide a written response to confirm the amount of land as listed above and whether it would first consider developing such land to meet the pressing housing needs before resorting to reclamation.

*(Post-meeting note: The Administration's response was circulated to members vide LC Paper No. CB(1)1458/12-13(01) on 5 July (Chinese version) and 17 July 2013 (English version).)*

61. Miss CHAN Yuen-han reiterated her view that the Administration should present sufficient information on the availability of land from different sources for the public's discussion. While acknowledging the need to provide sufficient housing for Hong Kong people, she said that the Administration had to convince the public that it had already exhausted other possibilities, such as increasing the development intensity in Kai Tak Development, in boosting housing land supply.

62. Responding to Mr Gary FAN's remarks about developing brownfield sites, SDEV pointed out the importance of having a comprehensive planning, which would take some time for conducting the necessary studies and public engagement. Citing the planning and engineering study for Yuen Long South as an example, he advised that not only the provision of infrastructure facilities and rehousing arrangements had to be worked out, the reprovisioning of sites for temporary storage and other industrial purposes had to be considered. It was only through comprehensive planning that optimal use of brownfield sites could be achieved, so as to provide more housing land, a better operating environment for commercial and industrial activities, as well as improvements to the environment of the rural areas. The Hung Shui Kiu NDA, covering a considerable amount of brownfield

sites, was also under a planning and engineering study, the details of which would be announced later in the year. He assured members that the Administration would carefully consider the views expressed by members and deputations at the meeting.

63. In concluding the meeting, the Deputy Chairman thanked the deputations for expressing various views and concerns on the Administration's proposals on near-shore reclamation, construction of artificial islands and rock cavern development put forward under PE2. He asked the Administration to take the views of the deputations into consideration when working out the way forward for the proposals.

## **II Any other business**

64. There being no other business, the meeting ended at 6:48 pm.

Council Business Division 1  
Legislative Council Secretariat  
17 December 2013

**Panel on Development**

Special meeting on Saturday, 1 June 2013 at 9:00 am  
 Meeting to receive views on "Enhancing land supply strategy:  
 reclamation outside Victoria Harbour and rock cavern development -- Stage 2 public engagement"

Summary of views and concerns expressed by deputations

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Major views and concerns</b>
<u>Session 1</u>		
1.	Hong Kong Construction Industry Employees General Union	<ul style="list-style-type: none"> <li>● Appropriate reclamation outside Victoria Harbour should be undertaken to enhance land supply and to address the housing needs of people at the grass-root level. Reclamation methods which had the least impact on the environment should be adopted.</li> <li>● Reclamation projects could provide jobs for the construction industry, which had the highest unemployment rate among all industries.</li> <li>● Reclamation could make use of six to seven million tons of surplus construction demolition materials generated in Hong Kong annually.</li> </ul>
2.	Greeners Action	<ul style="list-style-type: none"> <li>● Without a sustainable town planning strategy and a population policy in place, the Administration should not carry out any reclamation outside Victoria Harbour.</li> <li>● Reclamation would cause irreversible damage to the shorelines and marine habitats.</li> <li>● The Administration should first develop vacant land and under-utilized land, such as golf courses, to accommodate the increasing population. It should also provide information on the types of housing to be built on the reclaimed land.</li> </ul>

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Major views and concerns</b>
3.	South Lamma Concern Group	<ul style="list-style-type: none"> <li>● The Administration had neglected the residents on the outlying islands when it conducted PE2. Without knowing the exact locations and sizes of the proposed artificial islands, the residents would not know whether and how the construction of these islands would affect them. The construction of artificial islands would also have an impact on the environment as well as the safety of the vessels sailing in the navigation channels.</li> <li>● There was vacant land, such as brownfield sites, for developing housing. Reclamation was not necessary.</li> <li>● The deputation was concerned that only private residential developments, but not PRH, would be built at the proposed reclamation sites.</li> </ul>
4.	Tsim Sha Tsui Residents Concern Group	<ul style="list-style-type: none"> <li>● Without a public consensus on undertaking reclamation to enhance land supply, feasibility studies and EIAs should not commence.</li> <li>● There were other ways to increase housing supply, such as using the existing 200 000 vacant residential units.</li> <li>● Despite the Administration's remark that reclamation was an easy option, it was imperative for Hong Kong people to make the right choice which would facilitate sustainable development. The Administration should also provide a reliable projection on population growth and future demand for housing.</li> </ul>
5.	The Hong Kong Institution of Engineering Surveyors	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(01)).</li> </ul>
6.	Royal Institution of Chartered Surveyors Hong Kong	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1184/12-13(01)).</li> </ul>

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Major views and concerns</b>
7.	Hong Kong Fishery Alliance	<ul style="list-style-type: none"> <li>● The Administration had not attached importance to fishermen's views on reclamation, which would have a huge adverse impact on the marine ecology and fishermen's livelihood. The fishermen were exploited as the Administration had proposed reclamation six months after the ban on trawling had become effective.</li> <li>● Members and the Administration should consider the interests of the fishing industry when discussing reclamation.</li> </ul>
8.	Hong Kong Fisherman & Aquatic Commerce Association	<ul style="list-style-type: none"> <li>● Reclamation works would damage marine habitats.</li> <li>● The ban on trawling had led to 50% of fishermen leaving the industry. However, some affected fishermen had only received very little compensation which was not sufficient for them to continue their living. The Administration always oppressed the fishermen and did not pay heed to their plight.</li> </ul>
9.	Lamma Island Fishing Promotion Association	<ul style="list-style-type: none"> <li>● Reclamation had a great impact on the fishing industry as it would adversely affect the water quality. The Administration had not consulted the fishermen on the reclamation proposals.</li> <li>● When the Administration banned trawling, some fishermen did not get any compensation. Similarly, there might be no compensation and resettlement arrangements for the fishermen whose livelihood would be seriously affected by reclamation.</li> </ul>
10.	Hong Kong & Kowloon Floating Fishermen Welfare Promotion Association	<ul style="list-style-type: none"> <li>● While the major infrastructure projects under construction in the western waters of Hong Kong had already affected the operation of the fishing industry, reclamation in Hong Kong waters would affect the livelihood of more than 200 fishermen and their families who would return to fish in Hong Kong using non-trawling methods.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
11.	WWF - Hong Kong	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(02)).</li> </ul>
12.	The Hong Kong Institute of Surveyors	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1184/12-13(02)).</li> </ul>
13.	Civic Party	<ul style="list-style-type: none"> <li>● As the proposed reclamation at Ma Liu Shui at the outlet of Shing Mun River would have an adverse impact on the river flow, the backward flow from Shing Mun River near Garden Rivera in Sha Tin during heavy rainstorm and high tide would become more serious. The Administration had not responded to this concern.</li> <li>● The Administration had made substantial infrastructural investments in the transportation of sewage to sewage treatment works a few years ago. The investments would be wasted if the sewage plants were to be relocated to caverns.</li> </ul>
14.	Young Civics	<ul style="list-style-type: none"> <li>● Reclamation should be the last resort as a means to increase housing land. It should only be pursued for the purpose of public benefits, with full public engagement in the process and in accordance with a comprehensive development plan for the concerned site, but not for building a land reserve.</li> <li>● The Administration should provide information on the cost-effectiveness of the various options to enhance land supply for the public's reference. It should formulate a reliable population projection to facilitate the estimation of future demand for land.</li> <li>● The deputation was concerned that only luxury residential developments, instead of PRH, would be provided at the Ma Liu Shui site. Lung Kwu Tan was not suitable for residential developments due to the presence of unpleasant facilities in the vicinity.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
15.	Hong Kong Construction Association	<ul style="list-style-type: none"> <li>● As Hong Kong had a pressing housing problem, sustainable reclamation projects outside Victoria Harbour should be undertaken. Advanced technology and suitable mitigation measures could minimize the impact of reclamation on the environment.</li> <li>● In the past decade, there had been no reclamation in Hong Kong and a lot of construction workers had lost their jobs. Reclamation could provide a steady supply of land and provide job opportunities for marine construction workers as well as business opportunities for the related services.</li> </ul>
16.	The Hong Kong Federation of Electrical and Mechanical Contractors Limited	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(03)).</li> </ul>
17.	Project Management Exchange Centre	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(04)).</li> </ul>
18.	Mr LEUNG Fuk-yuen Yuen Long District Council member	<ul style="list-style-type: none"> <li>● The Administration had neglected the development of the NT. Vacant land in the NT should be developed for housing and other uses and to achieve urban-rural integration.</li> <li>● The Administration should improve the infrastructure facilities at Tai Tong and Kam Tin South and provide incentives to the private sector to develop the land in these areas.</li> </ul>
19.	Society for Protection of the Harbour	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(05)).</li> </ul>
20.	The Lion Rock Institute	<ul style="list-style-type: none"> <li>● The Administration had not informed the public about the financial implications of its proposals on reclamation outside Victoria Harbour and rock cavern development. With reference to the costs for the reclamation works in Wan Chai and Central, it was estimated that the cost for reclaiming 3 000 ha of land was</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		around \$300 billion. In order to protect the marine ecology and the Chinese White Dolphins, reclamation should not proceed. The public money to be expended on reclamation could be used for acquiring and developing the land of indigenous villagers in the NT.
21.	Mr LEUNG Chi-ming	<ul style="list-style-type: none"> <li>● His views were detailed in his submission (LC Paper No. CB(1)1123/12-13(06)).</li> </ul>
22.	Professor SO Wai-man	<ul style="list-style-type: none"> <li>● The vacant land in Hong Kong might not be available for immediate development. The Administration should build up a land reserve so that it could take a more proactive role in addressing the imbalance in land supply. A land reserve would also be useful for addressing future unforeseeable needs. The shortage of land supply in Hong Kong had already led to high property prices and high rentals. Without a land reserve, Hong Kong's development would be stalled.</li> <li>● He adopted an open attitude to exploring reclamation outside Victoria Harbour and rock cavern development as the means to build up a land reserve.</li> </ul>
23.	Mr Kelvin LAU Ngai-fai	<ul style="list-style-type: none"> <li>● His views were detailed in his submission (LC Paper No. CB(1)1184/12-13(03)).</li> </ul>
24.	Ms LIN Hai-ci	<ul style="list-style-type: none"> <li>● Her views were detailed in her submission (LC Paper No. CB(1)1184/12-13(04)).</li> </ul>
25.	Land Watch	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1184/12-13(05)).</li> </ul>
26.	The Hong Kong Institution of Engineers-Civil Division	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(07)).</li> </ul>
27.	New People's Party	<ul style="list-style-type: none"> <li>● Apart from reclamation, the other five measures under the Administration's six-pronged approach to increasing land supply would not be effective in creating new land. Reclamation could provide a large piece of land with high planning</li> </ul>



No.	Name of deputation/individual	Major views and concerns
		<p>flexibility and a clear development timeframe.</p> <ul style="list-style-type: none"> <li>● The concept of land reserve was relatively new to Hong Kong. Hong Kong people should consider whether a land reserve was needed to capture future opportunities for economic development.</li> </ul>
28.	Hong Kong Geotechnical Society	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(08)).</li> </ul>
29.	Mr FU Ka-ho	<ul style="list-style-type: none"> <li>● It was doubtful whether reclamation could solve the social problems in Hong Kong. As the five proposed reclamation sites were either located on the periphery of Hong Kong or near road networks connecting Hong Kong and the Mainland, the sites would probably be used for luxury residential developments for Mainlanders.</li> </ul>
30.	Ms YUE Chuan	<ul style="list-style-type: none"> <li>● The Administration's measures to increase land supply were worth supporting. Due to the high rentals in Hong Kong, a lot of international companies had moved their regional offices and back-offices to Singapore, resulting in loss of jobs in Hong Kong. Increasing land supply could help retain these offices.</li> </ul>
31.	Ms Sylvia CHAN	<ul style="list-style-type: none"> <li>● Hong Kong had insufficient supply of both public and private housing. The shortage of the latter had led to soaring property prices. Among the developed economies, Hong Kong had the lowest average living space per capita. Increasing land supply would not only address the housing shortage problem, but also provide more land for leisure, cultural and amenities purposes. It would also help alleviate public grievances.</li> </ul>
32.	Mr Andrew LAM Siu-lo	<ul style="list-style-type: none"> <li>● Hong Kong's housing and land supply problems should be addressed by way of strategic reclamation. Hong Kong had around 50% of land designated as country parks or areas of high ecological value. Another 25% of land had been developed. The remaining 25% would not be able to cater for the needs for housing and other</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		purposes.
33.	Democratic Party	<ul style="list-style-type: none"> <li>● The Administration should formulate a long-term land use planning to ensure that there would be a steady supply of land, taking into account the demand for public housing. Of the five proposed reclamation sites, only two would be used for residential development and their sizes were relatively small.</li> <li>● Hong Kong still had a substantial amount of vacant land available for development. Reclamation was irreversible and should be the last resort. The public requested that the reclaimed land should be used to develop public housing for Hong Kong people.</li> </ul>
34.	The 30S Group - Education and Youth Affairs Working Group	<ul style="list-style-type: none"> <li>● The establishment of a land reserve would be instrumental for the Administration to take a more active role in land supply. Hong Kong needed land for development but each measure to increase land supply would affect some members of the public. Reclamation and rock cavern development would be simple and direct ways to increase land supply to benefit Hong Kong people. Planning studies for reclamation and rock cavern development should commence before the housing problem aggravated. To enhance transparency and facilitate public discussion, the Administration should make public all the relevant EIA and technical assessment reports.</li> <li>● Given that the first reclamation site would be available for occupation in at least 15 years, it was inappropriate for the Administration to decide on the land uses of these sites at this stage.</li> </ul>
35.	HK Wildlife.Net Forum	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(09)).</li> </ul>

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Major views and concerns</b>
36.	Hong Kong Institute of Urban Design	<ul style="list-style-type: none"> <li>● The Administration should build up a land reserve to cater for future unforeseeable needs. It would be too late to activate a plan for creating new land when land shortage became a critical problem.</li> <li>● A multi-pronged approach should be adopted to increase land supply. The Administration should provide more information about each option, including the pros and cons, for public discussion with a view to forging a consensus. Reclamation outside Victoria Harbour was an effective way to provide a land reserve and increase the supply of public housing. Comprehensive development plans, EIAs and social impact assessments should be duly prepared or conducted for each potential reclamation site so as to minimize the impact of reclamation on the environment and the residents living in the nearby areas.</li> <li>● A population policy and a long-term development plan for Hong Kong should be devised.</li> </ul>
37.	Protect Ma Liu Shui	<ul style="list-style-type: none"> <li>● Instead of reclamation, the Administration should first develop the 900 ha of vacant land in Hong Kong which were suitable for residential development. The Administration had over-estimated the population growth a few times and hence the housing demand.</li> <li>● The Administration should not pursue reclamation at Ma Liu Shui. The Administration's consultation on the reclamation proposals was grossly insufficient as a large number of residents in Ma On Shan were not aware of the proposed reclamation at Ma Liu Shui. They were opposed to the proposal. SDEV should visit Ma On Shan to listen to the residents' views.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
<u>Session 2</u>		
38.	DAB	<ul style="list-style-type: none"> <li>● As Hong Kong had a pressing housing problem, the Administration should explore every available option to increase land supply.</li> <li>● The Administration should provide information about the land use planning for newly reclaimed land and rock cavern development as well as the land to be released by relocating existing facilities to newly reclaimed land and rock caverns. With more information available, the public might find the proposals agreeable. The Administration should conduct thorough public consultations and listened to public views.</li> </ul>
39.	Sha Tin Union for People's Livelihood	<ul style="list-style-type: none"> <li>● CUHK alumni and students had a special feeling towards Ma Liu Shui. The Administration should consider the feelings of local residents in selecting the reclamation sites.</li> <li>● The Administration should shelve the proposed reclamation at Ma Liu Shui. Reclamation at the outlet of Shing Mun River would have an adverse impact on the environment. Moreover, local residents had concerns about the visual impact, population intensity and air ventilation problems that would arise from the reclamation. Regrettably, the Administration had not provided any information to alleviate their concerns.</li> </ul>
40.	The Hong Kong Institute of Architects	<ul style="list-style-type: none"> <li>● The deputation supported in principle reclamation outside Victoria Harbour and rock cavern development as a long-term land supply measure.</li> <li>● As reclamation would make an impact on the environment, any decision should not be made hastily. The Administration should convince the public that it had exhausted other measures to enhance land supply before considering reclamation. It should make a comparison of the merits and demerits of reclamation and other measures for public discussion.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● The Administration should provide information about the land uses of the proposed reclamation sites.</li> </ul>
41.	Peng Chau Reclamation Concern Group	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(10)).</li> </ul>
42.	Ms LI Man-chi	<ul style="list-style-type: none"> <li>● Her views were detailed in her submission (LC Paper No. CB(1)1184/12-13(06)).</li> </ul>
43.	Young DAB	<ul style="list-style-type: none"> <li>● The deputation would support reclamation on the condition that it could provide land to solve the pressing housing shortage problem in Hong Kong. The Administration should reconsider whether the potential reclamation sites at Siu Ho Wan and Sunny Bay could be used for residential development. Reclamation should be studied and not be rejected right away.</li> </ul>
44.	Mr LAW Kwan	<ul style="list-style-type: none"> <li>● He supported reclamation on an appropriate scale outside Victoria Harbour and the six-pronged approach to increasing land supply. The Administration should provide more details on the land use planning for the potential reclamation sites, especially the Siu Ho Wan site, as well as the proposed artificial islands in the central waters.</li> <li>● The uses of the land kept in the land reserve should be put under constant review and public consultation. EIAs and public consultations on individual potential reclamation sites should be duly conducted to address public concerns.</li> <li>● The public would more likely support developing rock caverns to house those "not-in-my-backyard" facilities. Detailed studies on individual projects should be conducted for future consultations.</li> </ul>
45.	Ocean View Residents' Right Association	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(11)).</li> </ul>

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Major views and concerns</b>
46.	Association of Engineering Professionals in Society	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(12)).</li> </ul>
47.	Young Engineers in Society of Association of Engineering Professionals in Society	<ul style="list-style-type: none"> <li>● Reclamation outside Victoria Harbour and rock cavern development could provide land for future development.</li> <li>● In taking forward these initiatives, the Administration should closely monitor the costs, the environmental impact of the works, public views, etc.</li> <li>● While the reclaimed land should be used for developing new towns in future, a new core business district could be established on an artificial island.</li> </ul>
48.	The Institution of Civil Engineers (Hong Kong Association)	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(13)).</li> </ul>
49.	Hong Kong Association of Aging in Place Ltd.	<ul style="list-style-type: none"> <li>● The deputation supported reclamation on an appropriate scale outside Victoria Harbour and relocating some Government facilities to rock caverns to increase housing land supply. Although reclamation would affect some members of the public, it was carried out for the benefits of Hong Kong.</li> <li>● EIAs on the potential reclamation sites should be duly conducted to minimize the impact of reclamation on the environment.</li> <li>● In line with the Administration's policy on "aging in place" and to cater for the needs of the aging population, some land should be allocated for developing housing estates with one-stop services for the elderly.</li> </ul>
50.	Liberal Party	<ul style="list-style-type: none"> <li>● The deputation supported the use of rock caverns to re-provision existing public facilities and release such sites for housing and other uses. In the execution of this</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<p>initiative, the Administration should work out an orderly relocation plan for the concerned facilities and consider carefully the land uses and planning of the vacated sites.</p> <ul style="list-style-type: none"> <li>● Selection of sites was crucial for garnering public support for reclamation. The present consultation in respect of the Ma Liu Shui site was unsatisfactory and should be improved. The Administration should be open and transparent about the land uses of the reclamation sites.</li> </ul>
51.	Mr CHUI Ting-pong	<ul style="list-style-type: none"> <li>● According to a recent report of a global business school based in Switzerland, Hong Kong had lost its status as the world's most competitive economy. In the report, the quality of life in Hong Kong was ranked very low. Hong Kong people should think about whether more land should be developed to improve people's quality of life.</li> <li>● Public fill was stored at a temporary fill bank occupying a site of 100 ha at Area 37, Tseung Kwan O. The Sai Kung District Council had objected to extending the period for the use of the site as a fill bank. The Administration should inform the public that with the closure of the fill bank in two years, there would be a problem with the disposal of public fill.</li> </ul>
52.	Mr Kelvin CHUI	<ul style="list-style-type: none"> <li>● Rock caverns should be developed for relocating "not-in-my-backyard" facilities to release land in the urban areas for other purposes and to improve the local environment. If the Sai Kung Sewage Treatment Works site was used for housing development, the Administration should consider widening Hiram's Highway as well as enhancing the traffic network connecting Sai Kung and Tseung Kwan O. The Administration should also provide a timeframe for constructing the Cross Bay Link for Lam Tin.</li> </ul>
53.	Mr Ronald HO	<ul style="list-style-type: none"> <li>● It was necessary for the Administration to explore various means to increase land supply. Reclamation was not the only means.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● Reclamation at Ma Liu Shui would cause pollution to the environment and affect the view of residents of Fo Tan and students/staff of CUHK. The Administration should provide information on whether the traffic infrastructure in Sha Tin could cope with the increase in population. A genuine public consultation and a comprehensive planning should be made with the residents to be affected. No reclamation works should be undertaken before the public consultation had been completed.</li> </ul>
54.	Mr Harris YEUNG	<ul style="list-style-type: none"> <li>● The Administration had not provided sufficient information on the environmental and traffic impact of reclamation at Ma Liu Shui for a meaningful public consultation. Residents who would be affected had less than one month to express their views as they were only aware of the reclamation proposals at a late stage.</li> <li>● The public generally supported rock cavern development as it would make the relocation of "not-in-my-backyard" facilities possible. The Administration should provide more information on the subject for public discussion at the next stage.</li> </ul>
55.	Friends of The Harbour	<ul style="list-style-type: none"> <li>● To meet the future demand for land arising from population growth, the Administration should develop the land in the NT and conduct a review on the small house policy. The New Territories Ordinance (Cap. 97) which granted special treatment to land in the NT should be repealed.</li> </ul>
56.	Student Christian Movement of Hong Kong	<ul style="list-style-type: none"> <li>● Given that the objective of the proposed reclamation was to build up a land reserve and the Administration's population projections were often over-estimated, it was doubtful whether reclamation was required.</li> <li>● In selecting the reclamation sites, the impact of reclamation on the environment and the habitats of birds and marine animals should be taken into account.</li> </ul>



No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● As the Administration had not provided sufficient information about the land uses of the five potential reclamation sites, there were concerns that these sites would only be used for luxury residential developments.</li> </ul>
57.	Mr FOK Siu-cheung	<ul style="list-style-type: none"> <li>● Hong Kong was in need of housing land to address the acute housing shortage problem. Reclamation would provide large pieces of land. The development of Hong Kong would be stalled if the arguments over reclamation continued. The Administration should take quick actions on reclamation projects.</li> <li>● Reclamation would have an impact on the environment but the problems were not insurmountable. The impact on Chinese White Dolphins was a local issue. Global issues such as saving sharks deserved greater attention.</li> </ul>
58.	Mr KWOK Chi-wai	<ul style="list-style-type: none"> <li>● Reclamation and construction of artificial islands were effective ways to provide large pieces of land for developing new towns. The impact of reclamation, if closely monitored, should be controllable.</li> <li>● The Administration could implement a pilot ecology shoreline project in Tai Po as a reference for future reclamation works to maintain the variety and vitality of the marine habitat. With the application of the latest technology, coupled with the necessary mitigation measures, the Administration could reduce the impact of reclamation on the environment to an acceptable level.</li> </ul>
59.	Mr LO Chung-man	<ul style="list-style-type: none"> <li>● Reclamation was an effective way to increase land supply. Other options would involve the rehousing of affected residents and would take a long time. Reclamation could create large pieces of land for comprehensive town planning, jobs for construction workers as well as career development opportunities for professionals in the related fields.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● The development of the proposed reclamation site at Ma Liu Shui together with the site vacated by relocating Sha Tin Sewage Treatment Works could achieve a synergy effect. The CUHK campus could be expanded on the reclaimed land for the university's development needs. The Administration should require vertical greening in new buildings on the reclaimed land to mitigate the visual impact.</li> </ul>
60.	Ir Michael LEUNG Wai-ho	<ul style="list-style-type: none"> <li>● The Administration had a responsibility to explore various means to increase land supply, including reclamation. The public should discuss the priorities for developing various reclamation sites. Reclamation at Tsing Yi Southwest would involve the relocation of existing industrial facilities. Therefore, the other four potential reclamation sites should take higher priorities.</li> <li>● The public should have confidence in the assessments and studies conducted by the engineering and planning professionals on reclamation works.</li> <li>● The scope, feasibility, extent and cost effectiveness of the construction of artificial islands had to be carefully considered.</li> </ul>
61.	Hong Kong Construction Association Young Members Society	<ul style="list-style-type: none"> <li>● The deputation supported in principle reclamation outside Victoria Harbour and rock cavern development for increase housing land supply. The Administration should also consider developing brownfield sites.</li> <li>● Reclamation allowed the Administration a great flexibility in planning and developing a new area. While reclamation would have some environmental impact, if the benefits outweighed the social costs, the deputation would support the Administration's reclamation proposals.</li> <li>● The Administration had not specified the land uses of the potential reclamation sites, probably due to the long time before the land was ready for development. The planning of the land uses of these sites would have to take into account the</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		prevailing economic situation and community needs.
62.	Ms Annora NG	<ul style="list-style-type: none"> <li>● The living conditions of those living in subdivided flats were undesirable. When planning for new land developments, the Administration should ensure that they could cater for the housing needs of every sector of society. Short-term measures were important for supplying land to meet the urgent needs for housing and other purposes.</li> <li>● Those who cared about the overall interests of Hong Kong should put forward constructive suggestions on solving the housing problem rather than expressing opposition to individual projects.</li> </ul>
63.	Hong Kong Golden 50	<ul style="list-style-type: none"> <li>● The shortage of land supply had affected everyone in Hong Kong as well as the retail and hotel industries. The public should support the Administration in exploring various means to increase land supply. LegCo Members should monitor the Administration's work in this aspect.</li> <li>● The Administration should provide information about the land uses of the new land to be created, as there were concerns that most of it would be used for luxury residential developments.</li> </ul>
64.	Right of People's Livelihood & Legal Association Hong Kong	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(14)).</li> </ul>
65.	Ms SU Tsz-ki	<ul style="list-style-type: none"> <li>● According to the information available, not all the five potential reclamation sites would be used for housing developments. It was therefore doubtful whether the Administration's reclamation proposals could solve the housing shortage problem. The reclamation proposals should be shelved.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● The publicity and consultation on the Administration's proposals were insufficient. A lot of Hong Kong people were not aware of the proposals. There was no televised "Announcement in the Public Interest" on the consultation exercise.</li> <li>● The Administration had not explained if strategic EIAs had been conducted for the proposed reclamation sites. If they had been conducted, the reports should be made public to facilitate public discussion. No information about the contents and the methodology for the cumulative EIA had been provided.</li> </ul>
66.	Dr HUNG Wing-tat	<ul style="list-style-type: none"> <li>● His views were detailed in his submission (LC Paper No. CB(1)1123/12-13(15)).</li> </ul>
67.	Mr LAU Wai-ping Lung Kwu Tan Village Representative	<ul style="list-style-type: none"> <li>● The villagers of Lung Kwu Tan had not been consulted on the Administration's proposal of possible reclamation near the village. They were against the implementation of any such reclamation works before the villagers were fully consulted.</li> <li>● A lot of "not-in-my-backyard" facilities were located near Lung Kwu Tan. They had caused adverse impact on the environment and the health of the villagers. The villagers were concerned that the proposed reclamation works would cause damage to the natural seashore, adverse visual impact as well as environmental problems.</li> </ul>
68.	Green Sense	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1184/12-13(07)).</li> </ul>
69.	Mr KWOK Ho-man	<ul style="list-style-type: none"> <li>● The public should consider the social costs for constructing artificial islands.</li> <li>● If the "not-in-my-backyard" facilities were relocated to the artificial islands, they might cause serious pollution to the surrounding waters. Artificial islands in the central waters would also affect the navigation channels.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● The Administration should explore developing brownfield sites in the NT instead of proceeding with reclamation.</li> </ul>
70.	Ms Dorothy WAN	<ul style="list-style-type: none"> <li>● The Administration's reclamation proposals were not justifiable as there was no information about the land uses of the potential reclamation sites. Without such information, the public would not be able to monitor whether the development projects at the sites followed the original planning.</li> <li>● The Administration should implement measures to reduce the number of vacant residential flats and develop the vacant land. As the reclaimed land would likely be used for luxury residential development, reclamation would only encourage property speculation.</li> </ul>
71.	Ms YU Hin-pik	<ul style="list-style-type: none"> <li>● There were many brownfield sites and idle land in the NT for development. Therefore, reclamation outside Victoria Harbour was not necessary.</li> <li>● In taking measures to increase land supply, the Administration should accord priorities to those with little environmental impact. However, it seemed that the Administration had only opted for an easy way by resorting to reclamation.</li> <li>● The Administration did not have a planning for Hong Kong's long-term development. It should listen to the aspiration of young people for the future development of Hong Kong.</li> </ul>
72.	羅雅寧女士	<ul style="list-style-type: none"> <li>● The Administration should make better use of the existing vacant land, such as brownfield sites, for housing development, rather than undertake reclamation. The housing problem in Hong Kong was caused by the Administration's poor housing policy. Moreover, a lot of land that could have been used for developing public housing had been sold to private developers to build private housing units.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● To control the population growth, the Administration should formulate a population policy which was accepted by Hong Kong people. Without a population policy, it was not clear for what purposes new land was created.</li> </ul>
73.	陳濤先生	<ul style="list-style-type: none"> <li>● The Administration had no policy on controlling population growth but such policy was a prerequisite for discussion on reclamation.</li> <li>● Reclamation could not solve the housing problem but would have an adverse impact on both marine and land habitats. If there would be further developments near the reclamation sites in future, the environment would be seriously damaged.</li> </ul>
74.	Ms WAN Chi-yan	<ul style="list-style-type: none"> <li>● As a CUHK student, she was opposed to the proposed reclamation at Ma Liu Shui.</li> <li>● Hong Kong had more than 2 000 ha of vacant land. The Administration should develop such land before considering reclamation, which would have an adverse impact on the environment.</li> <li>● It was not known how the land reserve, to be built up by reclamation, would be used. The waterfront sites formed by reclamation would likely be used for luxury residential development. Therefore, reclamation could not solve the housing problem and improve people's living conditions. Over-development would not benefit Hong Kong in the long run and would not be sustainable.</li> </ul>
<u>Session 3</u>		
75.	麥志杰先生	<ul style="list-style-type: none"> <li>● The housing shortage problem was not caused by the shortage in land supply. It was caused by a mis-match between supply and demand of land and the Administration's policy. Without full justifications, development of new land by reclamation and rock cavern development should not proceed.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● Rock cavern development would damage the natural environment.</li> <li>● The Administration should introduce measures to reduce the generation of public fill. The reuse of public fill was not a justification for undertaking reclamation works.</li> </ul>
76.	海洋一閣	<ul style="list-style-type: none"> <li>● Reclamation could not solve the housing shortage problem. The Administration should first develop the substantial amount of vacant land in Hong Kong. From past experience, waterfront sites would be sold to developers for private housing developments.</li> <li>● Reclamation would affect the local residents, water quality and the fishing industry. Reclamation, which was irreversible, should be the last resort for developing new land.</li> <li>● If the Administration could control the number of immigrants from the Mainland, the housing shortage problem could be alleviated.</li> </ul>
77.	張景亮先生	<ul style="list-style-type: none"> <li>● The Administration had not provided justifications to convince the public about the need for reclamation. It should provide a more accurate and up-to-date projection on population growth and the future demand for land to support its proposals.</li> <li>● The Administration should prepare a long-term plan on the demand and supply of land.</li> <li>● The Administration should explore using the land reserve of private developers and vacant residential units to mitigate the housing shortage.</li> </ul>
78.	Mr LAI Chiu-nam	<ul style="list-style-type: none"> <li>● Land reserve was required for the long-term development of Hong Kong.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● Appropriate mitigation measures should be implemented to minimize the impact of reclamation on the marine ecology.</li> <li>● A long-term plan for housing supply was essential to the stable supply of housing in Hong Kong.</li> </ul>
79.	Resident Site Staff Association	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(16)).</li> </ul>
80.	Law Chi Yip Construction Co., Ltd.	<ul style="list-style-type: none"> <li>● Reclamation outside Victoria Harbour would increase land supply and reuse the public fill. The construction industry and the Administration had applied the latest technology in reclamation works to minimize the environmental impact. Further studies should be conducted on the impact of reclamation on the marine ecology for public discussion.</li> <li>● A long-term study on reclamation in the western waters for the next 10 years should be undertaken to assess the cumulative impact of reclamation works on the environment.</li> </ul>
81.	The Hong Kong Institution of Engineers	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1184/12-13(08) ).</li> </ul>
82.	Mr YEUNG Yiu-wing	<ul style="list-style-type: none"> <li>● Development and conservation could co-exist. Hong Kong should open up land for future development. Otherwise, Hong Kong would be overtaken by other cities in terms of competitiveness.</li> <li>● During the implementation of reclamation works, the professionals could take measures to minimize the impact of the works on the environment. All Hong Kong people should put their efforts together to solve the housing shortage problem.</li> </ul>



<b>No.</b>	<b>Name of deputation/individual</b>	<b>Major views and concerns</b>
83.	Mr KWOK Yim	<ul style="list-style-type: none"> <li>● Insufficient supply of housing land had led to high property prices. Hong Kong needed a stable supply of land and a land reserve. The Administration's six-pronged approach to increasing land supply, including reclamation outside Victoria Harbour and rock cavern development, was the most direct way to open up new land with minimal impact on the public.</li> <li>● By way of conducting EIAs and adopting suitable mitigations measures, the impact of reclamation on the environment could be reduced to an acceptable level.</li> </ul>
84.	The Student Union of the Chinese University of Hong Kong	<ul style="list-style-type: none"> <li>● Reclamation was irreversible. Hong Kong had a lot of land which could be used for development. It was unacceptable to undertake reclamation at Tolo Harbour, which belonged to Hong Kong people.</li> <li>● To control population growth, it was most important for the Administration to review the present arrangement of allowing 150 people from the Mainland with single-entry permits to immigrate to Hong Kong each day.</li> <li>● It was doubtful whether reclamation could solve the housing problem as, according to the information given by the Administration, among the five potential reclamation sites, only the Ma Liu Shui site would have residential developments.</li> </ul>
85.	Chartered Institution of Civil Engineering Surveyors	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(17)).</li> </ul>
86.	Tuen Mun Rural Committee	<ul style="list-style-type: none"> <li>● Hong Kong needed development in the long run but whether reclamation was the appropriate means to provide land was questionable. The discussion on enhancing land supply should not only focus on reclamation. It was doubtful whether reclamation at the five potential sites would address the long-term development needs of Hong Kong.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● If the third runway was to be constructed for the airport, South Lantau should be developed appropriately.</li> <li>● As regards the land in the NT, the Administration should review the small house policy and the policy on Letter B land exchange entitlements.</li> </ul>
87.	The Conservancy Association	<ul style="list-style-type: none"> <li>● With the implementation of the Convention on Biological Diversity in Hong Kong, the Environment Bureau and the Development Bureau should coordinate and cooperate to ensure that their policies would not contradict each other.</li> <li>● The Administration should explain to the public about the impact of reclamation on the environment. Strategic EIAs should be conducted on the cumulative impact of the large-scale construction works under planning or construction in the western waters and the central waters.</li> </ul>
88.	Mr LO Kan-ip	<ul style="list-style-type: none"> <li>● Reclamation should be undertaken to build up a land reserve and to provide land for building PRH units. Ma Liu Shui was an ideal site for reclamation, as the development of the reclaimed land and the vacated Sha Tin Sewage Treatment Works site could achieve a synergy effect.</li> <li>● In view of the opposition of the local residents to the proposed reclamation at Ma Liu Shui, the Administration should conduct a systematic consultation with them and address their concerns.</li> </ul>
89.	Labour Party	<ul style="list-style-type: none"> <li>● To estimate the amount of land required for future development, the Administration should make a more accurate projection on the population and economic growth of Hong Kong. A population policy should be formulated.</li> <li>● Reclamation was irreversible and would cause damage to the environment. Lung Kwu Tan and Sunny Bay were hotspots for Chinese White Dolphins.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● Before considering reclamation outside Victoria Harbour, the Administration should enhance its land policy, such as implementing measures against hoarding of private land, developing idle sites in the NT, reviewing the small house policy and developing vacant Government quarters.</li> </ul>
90.	Mr Leslie CHAN Ka-long	<ul style="list-style-type: none"> <li>● The Administration should not proceed with reclamation outside Victoria Harbour or rock cavern development. It should reconsider the need for large-scale infrastructure works, which were costly and would produce a lot of public fill.</li> <li>● The lack of land for building PRH units was due to the fact that some former PRH sites had been sold to developers for developing private housing. As no tax was charged on vacant flats, a lot of residential flats were purchased for speculation and then left vacant.</li> <li>● The Administration should formulate a population policy to control population growth.</li> </ul>
91.	許倩瑜女士	<ul style="list-style-type: none"> <li>● The proposed reclamation site at Lung Kwu Tan, which was in the vicinity of the power generation plant, was not suitable for residential development. Reclamation without land use planning was a short-sighted measure. Reclamation and cavern development would cause irreversible damage to the environment, including the habitat of Chinese White Dolphins in the western waters.</li> <li>● The Administration should use existing land resources to solve the housing problem. Hong Kong needed a comprehensive population policy and a long-term planning on the demand and supply of land. Reclamation should only be the last resort to enhance land supply.</li> </ul>
92.	Environmental Life Science Society, Science Society, the Hong Kong	<ul style="list-style-type: none"> <li>● Reclamation would cause a grave impact on the natural environment and the habitat of Chinese White Dolphins. With a number of major infrastructure projects</li> </ul>

No.	Name of deputation/individual	Major views and concerns
	University Students' Union	<p>already under planning or construction in the western waters of Hong Kong, the Administration's reclamation proposals would further damage the marine ecology. The number of Chinese White Dolphins had declined from 158 in 2003 to the present-day figure of 78. It was important to strike a balance between nature conservation and land development.</p> <ul style="list-style-type: none"> <li>● The Administration had to prepare a strategic plan for the implementation of the requirements under the Convention on Biological Diversity by 2015. Continuous development in Hong Kong would lead to Hong Kong's failure in meeting its obligations as a signatory to the Convention.</li> </ul>
93.	Engineering Forum Limited	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(18)).</li> </ul>
94.	Mr Alex CHAN Hei-ming	<ul style="list-style-type: none"> <li>● Reclamation at Ma Liu Shui would have an adverse impact on the living environment of residents of Ma On Shan because screen-type buildings would be constructed on the reclaimed land.</li> <li>● It appeared that the Administration had been making proposals on opening up land indiscriminately.</li> </ul>
95.	Sun Fook Kong (Civil) Ltd.	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(19)) .</li> </ul>
96.	新界向前發展聯席會議	<ul style="list-style-type: none"> <li>● In identifying suitable sites for reclamation, the Administration should consider whether the transportation infrastructure in the relevant districts could cope with the increase in population. The proposal of reclamation at Ma Liu Shui should be shelved in view of the saturation of the capacity of the East Rail.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● Advanced technology should be applied to minimize the environmental impact of reclamation.</li> <li>● To address public concerns, the Administration should provide more information about the planning details, such as the development intensity, for each of the five potential reclamation sites.</li> </ul>
97.	Mr CHIU Man-leong Sha Tin District Council member	<ul style="list-style-type: none"> <li>● His views were detailed in his submission (LC Paper No. CB(1)1123/12-13(20)).</li> </ul>
98.	The Incorporated Owners of La Costa	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(21)).</li> </ul>
99.	Mr LUN Hoi-wah	<ul style="list-style-type: none"> <li>● The Administration should not undertake any reclamation works as the public had no information about the need for a land reserve. In the absence of a population policy, it would difficult for the Administration to have public support for its reclamation proposals.</li> <li>● As the Administration had not provided any information about the land uses and development parameters for the five potential reclamation sites, the public could not give views on the Administration's reclamation proposals.</li> <li>● Residents of Sha Tin were in opposition to reclamation at Ma Liu Shui because the East Rail could not cope with a great increase in the population of Sha Tin.</li> </ul>
100.	Ms Irene YIP Nga-wing	<ul style="list-style-type: none"> <li>● Residents at Kam Tai Court, Ma On Shan, were opposed to reclamation at Ma Liu Shui. The Administration should listen to the views of local residents on reclamation. Consideration could be given to developing artificial islands instead of reclamation at Ma Liu Shui.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● The relocation of Sha Tin Sewage Treatment Works to caverns would cause great disruption to users of a footbridge and the teachers/students of a primary school in the vicinity of the Treatment Works.</li> <li>● Using public fill for reclamation would cause pollution and affect the health of the residents nearby.</li> </ul>
101.	任朗欣女士	<ul style="list-style-type: none"> <li>● Reclamation was not the only means to provide land supply. It would affect the environment and the habitat of Chinese White Dolphins.</li> <li>● To control population growth, the Administration should review the present arrangement of allowing 150 people from the Mainland with single-entry permits to immigrate to Hong Kong each day. The lack of a population policy in Hong Kong had led to the housing problem as well as other social problems.</li> </ul>
102.	Mr LI Kam-wa	<ul style="list-style-type: none"> <li>● Infrastructural development projects should be made for the overall interests and sustainable development of Hong Kong. It needed a long-term planning. The merits of such a project was not to be assessed with a short-sighted view.</li> <li>● On the Administration's reclamation proposals, scientific and objective studies, including those on the short-term and long-term impact on different stakeholders, should be conducted.</li> </ul>
103.	Mr LEUNG Yat-tung	<ul style="list-style-type: none"> <li>● A mechanism whereby stakeholders could participate in the allocation of land resources should be put in place. Under the mechanism, the Administration would invite proposals on land development. The proposers would be responsible for convincing the stakeholders, included the local residents, about the feasibility and merits of their projects. The land would be granted to the proposer for development so far as the proposal was supported by stakeholders and met the Government's policy objectives.</li> </ul>

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Major views and concerns</b>
104.	Mr CHUNG Koon-man	<ul style="list-style-type: none"> <li>● Given that Hong Kong needed land for long-term development, both medium- and long-term measures should be introduced. In the process of development, it was inevitable that the interest of some people would be affected for the overall interest of Hong Kong.</li> <li>● On the new land developed, not only should public housing be provided. A suitable mix of public and private housing, together with the provision of adequate community facilities, was essential to a new development area.</li> <li>● Tsing Yi Southwest was suitable for redevelopment but it was necessary to relocate the industrial facilities.</li> </ul>
105.	Mr Christopher Michael HOWLEY	<ul style="list-style-type: none"> <li>● Near-shore reclamation would increase land supply by re-using the public fill. Relocating "not-in-my-backyard" facilities into caverns and underground spaces could release land for other uses.</li> <li>● Reclamation should not encroach upon the natural shorelines as far as practicable. Environmentally friendly reclamation methods could be adopted to minimize the impact on the environment.</li> <li>● The construction of artificial islands was not efficient use of land but they could be considered for use as chemical plants, landfill or for recreational purposes.</li> </ul>
<u>Session 4</u>		
106.	Zhen Hua Engineering Company Ltd.	<ul style="list-style-type: none"> <li>● Reusing public fill in local reclamation would be more cost-effective and environmentally friendly than transporting the public fill to Taishan for disposal. This disposal method would not be sustainable in the long run.</li> <li>● With the advanced development of technology, the impact of reclamation on the environment could be controlled.</li> </ul>

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Major views and concerns</b>
107.	Mr HAU Cheuk-yu	<ul style="list-style-type: none"> <li>● Reclamation would damage the natural environment. There was other land, including the brownfield sites and deserted land in NT North, available for development. Disposal of public fill was not a reason to justify reclamation.</li> <li>● The reclaimed land in West Kowloon had been used to develop luxury housing projects and not for relieving the acute shortage of housing in Hong Kong. As information about the land uses of the potential reclamation sites had not been provided, the Administration would not be able to convince the public to support reclamation outside Victoria Harbour.</li> </ul>
108.	Mr SO Chi-chung	<ul style="list-style-type: none"> <li>● For the sustainable development of Hong Kong, the concerns of different stakeholders should be addressed in implementing new policy initiatives. The Administration should undertake feasibility studies and technical assessments as soon as possible on the measures to minimize the impact of reclamation on the marine ecology.</li> <li>● The construction of artificial islands would not affect Chinese White Dolphins and there were no residents nearby. Consideration could be given to relocating "not-in-my-backyard" facilities to the artificial islands.</li> </ul>
109.	Mr LAM Ka-hei	<ul style="list-style-type: none"> <li>● Reclamation outside Victoria Harbour should be undertaken to increase housing land supply. If the land in the NT was to be developed, there would be difficulties in finding new land to rehouse the affected residents and businesses. Despite the absence of a population policy, the Administration had the responsibility to solve the housing shortage problem.</li> <li>● The proposed sites at Ma Liu Shui and Tsing Yi Southwest were suitable for reclamation in view of their proximity to the developed areas and the absence of habitats of Chinese White Dolphins.</li> </ul>



No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● On the reclaimed land in Kowloon West, not only were there luxury residential developments, there were also more than 20 blocks of Home Ownership Scheme buildings, which had helped alleviate the housing problem.</li> </ul>
110.	The Hong Kong Institution of Engineers - Geotechnical Division	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(23)).</li> </ul>
111.	Construction Industry Council	<ul style="list-style-type: none"> <li>● Hong Kong was in urgent need of land to meet housing and other development needs. The Administration should proceed with its multi-pronged approach to increasing land supply.</li> <li>● Studies on minimizing the impact of reclamation on the environment and the residents should be conducted. When planning reclamation at a site, consideration should be given to the construction of an artificial bay to minimize the impact on the natural shoreline.</li> <li>● In parallel with the strategic studies to identify potential sites for artificial islands in the central waters, the Administration should conduct a study on the future demand for container terminal services.</li> </ul>
112.	One Country Two Systems Research Institute	<ul style="list-style-type: none"> <li>● A land reserve was required to improve the living conditions of Hong Kong people and to provide land for economic development. Land reserve could also be used as a buffer to adjust land supply.</li> <li>● Reclamation could create a large piece of flat land without ownership problem. Given the long time required for implementing a reclamation project, the Administration should commence the detailed feasibility studies on the potential sites as soon as possible.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● The Administration should liaise with the relevant Guangdong authorities on the protection of marine ecology in the Pearl River Delta to conserve the habitat of Chinese White Dolphins.</li> </ul>
113.	Kwan On Construction Co., Ltd.	<ul style="list-style-type: none"> <li>● In the past decade, there had been no reclamation in Hong Kong, resulting in land and housing supply problems. Many people were living under undesirable conditions in subdivided flats. To address the problems, priorities on different ways to enhance land supply had to be set and the uncontroversial options should be implemented as soon as possible.</li> </ul>
114.	Mr SOO Hon-pan	<ul style="list-style-type: none"> <li>● Reclamation could not solve the housing problem fundamentally. The solution hinged on a population policy, which should be formulated as soon as possible.</li> <li>● Changing the land uses of existing sites should be the first step to increasing land supply, while reclamation should be the last resort.</li> <li>● Reclamation, if carried out, should be proceeded according to a plan to be drawn up by the Planning Department. The impact on the residents of the concerned districts should also be considered in site selection.</li> </ul>
115.	Ms Winnie CHU	<ul style="list-style-type: none"> <li>● Reclamation outside Victoria Harbour would provide land to solve the housing shortage problem. In site selection, the findings of EIAs should be taken into account. The impact on Chinese White Dolphins and the marine ecology should be minimized.</li> <li>● A comprehensive development plan should be drawn up for the information of the public before reclamation commenced.</li> </ul>
116.	Institute of Future Cities, the Chinese University of Hong Kong	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(24)).</li> </ul>

No.	Name of deputation/individual	Major views and concerns
117.	Students' Union of Department of Civil and Architectural Engineering, City University of Hong Kong	<ul style="list-style-type: none"> <li>● Reclamation outside Victoria Harbour and rock cavern development could be pursued for building up a land reserve if all other alternative options had been exhausted.</li> <li>● According to available information, among the five potential reclamation sites, only the site at Ma Liu Shui would be used for residential development. It was doubtful whether the Administration's reclamation proposals could address the public's demand for housing.</li> <li>● The high cost of construction of artificial islands would probably make the land only suitable for luxury residential development.</li> </ul>
118.	Students' Union of Department of Civil Engineering, the University of Hong Kong	<ul style="list-style-type: none"> <li>● Reclamation could be used to build up a land reserve in Hong Kong but it was also important to pay due regard to public opinion.</li> <li>● As most of the proposed reclamation sites were in the western waters, and a number of large-scale construction projects were under planning or construction in the area, it was necessary for the Administration to conduct strategic EIAs to study the cumulative impact of the works in the area.</li> <li>● The Administration should conduct a study on the long-term planning on the use of underground spaces, including the facilities that could be relocated to rock caverns, apart from "not-in-my-backyard" facilities, and the environmental impact. Consideration might be given to providing incentives to the MTR Corporation Limited, being the largest user of underground spaces, to relocate its retail facilities into caverns.</li> </ul>
119.	Students' Union of Engineering, Surveying, Hong Kong Institute of Vocational Education	<ul style="list-style-type: none"> <li>● Reclamation outside Victoria Harbour and rock cavern development could increase land supply to alleviate housing shortage.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● The Administration should formulate a comprehensive land use plan for Hong Kong as well as a long-term plan on land supply.</li> <li>● A comprehensive EIA should be conducted on the impact of reclamation works on the environment. Advanced technology should be applied to minimize the impact.</li> </ul>
120.	Mr LAM Kin-wing	<ul style="list-style-type: none"> <li>● Reclamation was a key measure to ensure the stable supply of land.</li> <li>● The cost of reclamation was lower than that of land resumption and site clearance in redeveloping the urban areas. The development timeframe for reclaimed land was also comparatively short.</li> <li>● The development of the proposed reclamation site at Ma Liu Shui and the site to be vacated from the relocation of Sha Tin Sewage Treatment Works would create a synergy effect. The Ma Liu Shui site could provide new land for Sha Tin and was well connected with the existing and the new railway networks.</li> </ul>
121.	Hong Kong Dolphin Conservation Society	<ul style="list-style-type: none"> <li>● The conditions of the habitat of Chinese White Dolphins in Hong Kong had deteriorated, resulting in a decline in its number.</li> <li>● A lot of development projects were under planning or construction in the western waters. These projects would have a great impact on the marine ecology in the area. A strategic EIA should be conducted to assess the cumulative effect of these development projects on the environment.</li> <li>● The effect of reclamation was irreversible. The Administration should ensure that a balance would be achieved between development and nature conservation.</li> </ul>
122.	Ms Megan SHI	<ul style="list-style-type: none"> <li>● Reclamation would increase land supply for developing public housing and other public facilities. As Hong Kong had a pressing housing problem, further studies on</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<p>reclamation should start early.</p> <ul style="list-style-type: none"> <li>● A comprehensive EIA should be conducted on the potential reclamation sites so that the required mitigation measures could be worked out. The latest reclamation technology should be employed to minimize the impact on the environment.</li> </ul>
123.	Mr Stephen CHOI Chong-kei	<ul style="list-style-type: none"> <li>● Hong Kong's housing shortage problem was acute and it would cause a lot of social issues. Studies on reclamation should commence as soon as possible.</li> <li>● As there was no apparent relation between the number of Chinese White Dolphins and reclamation works, it was premature to oppose reclamation based on the possible impact on the dolphins. However, the Administration should conduct further studies on the impact of reclamation on Chinese White Dolphins as early as possible. After reclamation, "ecology shorelines" could be developed to provide a better habitat for Chinese White Dolphins.</li> </ul>
124.	逸東社區網絡協會	<ul style="list-style-type: none"> <li>● The construction of artificial islands in the central waters would have impact on the residents of the outlying islands. The Administration should have organized public forums for the participation of those residents.</li> <li>● If one of the objectives of reclamation outside Victoria Harbour was to ease the shortage of housing, it would not be adequate to develop housing at only one of the potential reclamation sites, namely the site at Ma Liu Shui.</li> </ul>
125.	AECOM	<ul style="list-style-type: none"> <li>● The deputation's views were detailed in its submission (LC Paper No. CB(1)1123/12-13(25)).</li> </ul>
126.	Ms LEI Wa-yan	<ul style="list-style-type: none"> <li>● The Administration had not provided detailed information on the land use planning for the potential reclamation sites. This had made an in-depth public discussion on the Administration's proposals impossible.</li> </ul>

No.	Name of deputation/individual	Major views and concerns
		<ul style="list-style-type: none"> <li>● The Administration had also not provided information on how a balance could be achieved among economic development, public aspirations and environmental protection in undertaking reclamation projects. The construction industry might not be willing to adopt advanced technology in reclamation to lessen the pollution, due to cost considerations.</li> <li>● Public facilities could be built on brownfield sites as appropriate to obviate the need for reclamation.</li> </ul>
127.	Mr Peter SHEK	<ul style="list-style-type: none"> <li>● The proposed reclamation site at Ma Liu Shui, which was of low ecological value, was suitable for reclamation. The site could also be easily connected to the existing and the new railway networks. The development of the site at Ma Liu Shui and the site to be vacated by Sha Tin Sewage Treatment Works could create synergy effect and had great planning flexibility. To address the concerns of local residents, measures should be taken to minimize the impact of the works on the residents and the environment.</li> </ul>
128.	Range Study Centre	<ul style="list-style-type: none"> <li>● According to available information, only one of the five potential reclamation sites would be used for residential development. It was doubtful whether the Administration's reclamation proposals could solve the housing shortage problem.</li> <li>● Most of the deputations who expressed support to reclamation at the meeting were engineering professionals or from the engineering/construction industry. They would benefit from the implementation of reclamation works.</li> <li>● There was no urgency for reclamation and construction of artificial islands, as no information on the exact locations, extent of reclamation and land uses had been provided. Finless porpoises were found in the central waters. Construction works at the area would destroy their habitat.</li> </ul>

<b>No.</b>	<b>Name of deputation/individual</b>	<b>Major views and concerns</b>
129.	Cheung Chau Environment Concern Group	<ul style="list-style-type: none"><li>● It was inappropriate for SDEV to cite the experience of Singapore to solicit the public's support for reclamation. Hong Kong was different from Singapore. The natural resources of Hong Kong were inherited from Hong Kong people's ancestors. Hong Kong people should protect and conserve the natural environment for the future generations.</li><li>● The construction of artificial islands in the central waters would have a disastrous impact on the marine ecology. "Destruction before development" was unacceptable.</li></ul>
130.	Greenwoods, the Hong Kong University Students' Union	<ul style="list-style-type: none"><li>● Reclamation was irreversible. Development was not to be objected indiscriminately but reclamation should be the last resort. Reclamation in the western waters would affect the habitat of Chinese White Dolphins.</li><li>● After taking into account the views of all stakeholders on the reclamation proposals, the Administration should draw up a plan for the sustainable development of the potential reclamation sites for public consultation.</li></ul>
131.	Mr YEE Yat-ming	<ul style="list-style-type: none"><li>● His views were detailed in his submission (LC Paper No. CB(1)1123/12-13(27)).</li></ul>