For discussion on 23 April 2013

Legislative Council Panel on Development

Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock Cavern Development- Stage 2 Public Engagement

PURPOSE

This paper seeks Members’ views on the stage 2 public engagement (PE) on Enhancing Land Supply Strategy: Reclamation outside Victoria Harbour and Rock cavern development and the way forward.

BACKGROUND

2. In May 2011, we briefed Members on the Administration’s plan to launch a two-stage PE on enhancing land supply strategy, conduct technical studies to explore the option of reclamation on an appropriate scale outside Victoria Harbour and the use of rock caverns to reprovision existing public facilities and release such sites for housing and other uses. Members expressed support to commence the technical studies and the PE exercise.

3. In November 2011, we launched the stage 1 PE and informed Members of the progress of the technical studies and stage 1 PE, key issues including the proposed six-pronged approach¹ of increasing land supply, and the initial site selection criteria² for reclamation outside Victoria Harbour and rock cavern development.

¹ The six-pronged approach includes re-zoning, resumption, redevelopment, reclamation, rock cavern development and re-use of ex-quarry sites.
² The site selection criteria for reclamation are the impact on the local community, site location and accessibility, meeting local needs, environmental impacts, environmental benefits, planning flexibility, engineering feasibility and cost effectiveness whilst the site selection criteria for rock cavern development are social impact at the cavern development site, environmental impacts at the cavern development site, social benefits at the releasing site, environmental benefit of relocating existing facilities, cost effectiveness, specific requirements of facility, suitability of relocation based on existing facility status and engineering feasibility.
4. The Panel on Development held a special meeting on 10 March 2012 to receive public views on the Administration's strategy on enhancing land supply. There were 70 deputations and 47 submissions received. The views expressed on reclamation were mixed. Some supported reclamation for meeting housing, social and economic development needs and sustaining Hong Kong’s competitiveness. Some supported building up a sufficiently large land reserve to respond to the need of the community promptly. Some objected to reclamation and expressed concerns about the potential impact on the local community and the environment, particularly marine ecology and fisheries resources, as well as some of the 25 illustrative reclamation sites\(^\text{3}\) announced by the Administration in January 2012. The deputations generally supported rock cavern development while some showed concerns on the environmental impact and cost effectiveness.

5. In his 2013 Policy Address (PA) announced on 16 January 2013, the Chief Executive mapped out the land supply initiatives in short, medium and long term including reclamation on an appropriate scale outside Victoria Harbour, rock cavern and underground space development. The Chief Executive also announced in the 2013 PA that to respond more flexibly to society’s needs for land, the Administration is determined to develop new land extensively and build up an abundant “\textit{land reserve}” that can more than meet the short-term demand. That way, the reserve can be used to meet future demand in a timely manner. To build up the land reserve, we will press ahead with reclamation outside Victoria Harbour, while endeavouring to keep the impact on the environment and marine ecology to a minimum.

6. On 22 January 2013, we briefed Members on the policy initiatives of the Development Bureau (DEVB) in the 2013 PA. Among others, we outlined the results of the stage 1 PE, uploaded the results to the PE website, and proposed five near shore reclamation sites with a total area of about 600 hectares (ha) comprising Lung Kwu Tan, Siu Ho Wan and Sunny Bay at Lantau North, Tsing Yi Southwest and Ma Liu Shui, together

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\(^{3}\) In January 2012 when the stage 1 PE was half way conducted, in response to stakeholders’ suggestion, the Administration presented 25 illustrative reclamation sites outside Victoria Harbour to facilitate the public to consider the initial site selection criteria for reclamation. The 25 illustrative sites were divided into four categories comprising artificial islands, reclamation to connect islands, reclamation upon artificial or disturbed shoreline and reclamation on sites close to natural but not protected shoreline.
with the proposed studies of constructing artificial islands in the central waters between Lantau and Hong Kong Island. The total reclamation area including the artificial islands is about 2,000 to 3,000 ha. On rock cavern development, we proposed three existing public facilities as pilot scheme of relocation to caverns, including Diamond Hill Fresh Water and Salt Water Service Reservoirs, Sai Kung Sewage Treatment Works and Sham Tseng Sewage Treatment Works, which release a total of about 6 ha of land for housing and other uses. For underground space development, we will explore the potential of developing underground space in built up areas including developments connecting existing or future buildings/facilities.

7. On 21 March 2013, we launched at a press conference the stage 2 PE on the five proposed near shore reclamation sites, the proposed studies of constructing the artificial islands and the three proposed rock cavern development sites. The stage 2 PE will last for 3 months.

**SELECTION OF POTENTIAL RECLAMATION AND ROCK CAVERN DEVELOPMENT SITES**

8. The selection of potential reclamation and rock cavern development sites encompasses a broad technical assessment, public consultation on the site selection criteria and an evaluation process. In the broad technical assessment, we carried out a comprehensive site search, reviewed the previous studies, assessed broadly the impact on the existing environment, exterior and local transport and the community as well as broad engineering feasibility, etc. In the stage 1 PE, we consulted the public on the initial site selection criteria for reclamation and cavern development sites. The results of stage 1 PE showed that the respondents generally agreed on the initial site selection criteria with the impact on the local community and the environment being the most important ones. For cavern development, the criterion of engineering feasibility is also considered important.

**Potential Reclamation Sites**

9. Reclamation sites that might have significant impact on the local community and the environment/marine ecology were not considered. Other sites were evaluated with reference to the site selection criteria. A few sites with relatively higher potential were selected for further assessment. Preliminary mitigation measures have been explored for potential sites identified. However, further studies are necessary to
confirm the engineering feasibility of the shortlisted sites and to address the relevant technical issues.

10. We have selected 5 near shore reclamation sites comprising Lung Kwu Tan, Siu Ho Wan and Sunny Bay, Tsing Yi Southwest and Ma Liu Shui for further consideration, and suggested further studies of possible artificial islands in the central waters. Major considerations in selecting reclamation sites include:

- Priority is given to near shore reclamation since it can easily be connected to existing road networks and developed areas;

- Man-made shorelines distant from the existing community are selected as far as possible; and

- Avoid encroaching on natural shorelines and environmentally sensitive areas as far as possible.

11. As three of the five near shore reclamation sites, viz. Lung Kwu Tan, Siu Ho Wan and Sunny Bay, are located at the western waters, we plan to conduct a cumulative environmental impact assessment for these three sites together with existing and planned projects in the vicinity. While every effort has been made to avoid encroachment upon Chinese White Dolphin hotspots as far as possible, we will appoint experts to conduct ecological surveys including shore-based theodolite tracking and passive acoustic monitoring on Chinese White Dolphins at these sites to ascertain the potential impact and formulate mitigation measures if needed.

12. As regards the option of artificial islands, we have reviewed the eastern waters, the central waters and the western waters of Hong Kong. The eastern waters are commonly characterized by abundance of mangroves with rich diversity and fauna species, seagrass areas and key coral areas. In addition, the eastern waters are more exposed to severe offshore wave conditions which would involve high construction cost. On the other hand, the western waters are already heavily constrained by a number of major infrastructure projects under planning or construction. The central waters have good opportunity for artificial island development as there are few major infrastructure projects under planning in the area and the challenge to conserve the marine ecology would not be so great.
Potential Rock Cavern Development Sites

13. Under a study completed in March 2011, the Civil Engineering and Development Department (CEDD) identified a long list of over 400 existing government facilities that have the potential for relocation to rock caverns in line with the potential land uses listed in the Hong Kong Planning Standards and Guidelines. After the stage 1 PE, CEDD condensed the long list to a short list of 21 facilities having regard to area of the site upon relocation of the facilities, access and location of the facilities, proximity to geological features highly suitable for cavern development, and suitability of the facilities for relocation to caverns at the time for a variety of reasons including state of conditions of the facilities.

14. From the 21 facilities in the short list, CEDD identified three facilities, namely Diamond Hill Fresh Water and Salt Water Service Reservoir, Sai Kung Sewage Treatment Works and Sham Tseng Sewage Treatment Works, as the batch of schemes having regard to the site selection criteria. Major considerations in selecting only these three sites include:

- Priority is given to relocation of those Not-in-my-backyard (NIMBY) facilities near urban or developed areas, thus creating synergy with the surrounding areas;
- Avoid selecting those facilities already with recreational or leisure uses as far as possible; and
- Owing to technical constraints or unavailability of suitable cavern sites, the feasibility of relocating some large facilities such as water treatment works should be subject to further studies.

15. The location plan of the proposed reclamation and rock cavern development sites is at Enclosure 1. Project information including site details, opportunities and challenges of the proposed sites are presented in a booklet entitled “Stage 2 Public Engagement Digest (PED)”, a copy of which is at Enclosure 2.

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4 Feasibility study on the enhanced use of underground space in Hong Kong conducted by the Civil Engineering and Development Department
VISION OF RECLAMATION

16. From the results of stage 1 PE, the majority of responses either supported or indicated no objection to enhancing land supply using a six-pronged approach including rezoning, redevelopment, resumption, reclamation outside Victoria Harbour, rock cavern development and reuse of ex-quarry site. Different supply options involve different challenges and limitations, and they are complementary to each other to ensure a stable and adequate supply. Reclamation can provide new land as decanting sites to accommodate residents, facilities and economic activities affected by other land supply options such as redevelopment and resumption. It also allows relocation of unpleasant or special industrial facilities in the urban areas to reduce impact on local community and to release valuable land in the urban areas for other uses. Public fill generated by other supply options can also be handled by reclamation. Reclamation or any other options should not be ruled out as an option, nor be regarded as the last resort. Experience from the last decade fully demonstrates the need for the multi-pronged approach. Since 2003, creation of new development land by reclamation has been virtually dormant, and coupled with the challenges on other supply options, the problem of inadequate land supply has been intensifying. We need all six options in play to form a flexible and resilient land supply package to meet our short, medium and long term needs.

17. Because of its nature, reclamation is considered most suitable to be used as land reserve. It will not affect existing land uses and can generate a large piece of new land to cater for unexpected demand timely. Compared with other options of land supply, reclamation can offer greater flexibility for comprehensive planning for building a balanced and sustainable community. In fact, Hong Kong already has a number of successful examples. Reclamations for new towns like Shatin, Ma On San and Tai Po have provided land to support various housing and community developments, and are now home to hundreds of thousands of people.

18. We propose to enhance the land development process by introducing three kinds of land reserve by reclamation. Firstly, land is formed and reserved for possible use in short term. The land can be allocated for temporary use before a permanent land use is effected. Secondly, a reclamation site can be earmarked as land reserve with detailed studies and designs completed. Reclamation works can start at appropriate time when needs arise. As all the advance work has been substantially completed, reclaimed land can be formed for possible use in
the medium term. The merits of this kind of land reserve are that we can take stock of the latest situations such as land demand and population growth before actual construction. Thirdly, a reclamation site can be earmarked as a long term land reserve with preliminary feasibility studies conducted. Detailed studies and reclamation work can be initiated when needs arise. We believe the three kinds of land reserve can shorten the response time for short, medium and long term needs and propose to conduct studies for the near shore reclamation sites and artificial islands in due course after the stage 2 PE.

19. About 6 to 7 million tonnes of surplus construction and demolition materials are generated in Hong Kong annually. Reusing surplus materials for reclamation is environmentally friendly, less costly and helps avoid occupying valuable land. Reclamation can also handle the contaminated mud generated from routine dredging of navigation channels.

20. In response to the aspirations of enhancing the environment when implementing reclamation projects, we will explore the feasibility of building eco-shorelines at the future reclamation sites with mangrove planting and mudflats at the inter-tidal zones. We will also avoid encroachment upon natural shorelines as far as possible by creating a tidal channel between the shorelines and the future reclamation limit.

VISION OF ROCK CAVERN DEVELOPMENT

21. A holistic approach is required in the planning and execution of the rock cavern development initiative so that it will become a sustainable means of increasing land supply. Furthermore, private sector participation should be an important part of the initiative because many private facilities, such as storage facilities, can benefit from a stable and secure environment offered by rock caverns.

22. In view of the above, apart from the feasibility study of relocating Sha Tin Sewage Treatment Works to caverns commenced in May 2012, the Administration is also conducting a study on the long term strategy for cavern development with a view to preparing rock cavern master plans and formulating policy guidelines for relocating more facilities systematically to rock caverns. Moreover, we will further explore the potential of developing underground spaces in the built up areas by studying the feasibility of linking up the underground spaces of existing or planned structures in the built up areas.
STAGE 2 PUBLIC ENGAGEMENT

23. As mentioned in paragraph 7 above, we held a press conference and launched the stage 2 PE on 21 March 2013. We have scheduled a series of PE activities including briefings to the LegCo Panel on Development, relevant district councils, statutory bodies, local communities and stakeholders; conducting public forums and roving exhibitions with face to face interviews. A tentative plan of the stage 2 PE is at Enclosure 3. We have set up a PE website (address: www.landsupply.hk) since commencement of the stage 1 PE and will continue update the information in the website such as the schedule of roving exhibitions. Members of the public are welcomed to participate in the PE activities or express their views.

24. The stage 2 PE is to introduce the potential reclamation sites and the proposed schemes of rock cavern development, their opportunities and challenges. We will take the opportunity to collect 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.

25. To facilitate informed discussions, the PED will be widely disseminated to the public at various outlets including District Offices, roving exhibition counters, public forums and briefing meetings, and uploaded to the PE website. Members of the public are welcomed to give their views to us by email, fax or post on or before 21 June 2013.

WAY FORWARD

26. On reclamation outside Victoria Harbour, we plan to seek funding to embark on the following studies –

(a) cumulative environmental impact assessment study on the three proposed near shore reclamation sites at the western waters including Lung Kwu Tan, Siu Ho Wan and Sunny Bay;

(b) detailed feasibility studies for the five near shore reclamation sites including Lung Kwu Tan, Siu Ho Wan, Sunny Bay, Tsing Yi Southwest and Ma Liu Shui;
(c) strategic studies to identify potential sites for artificial islands in the central waters including assessment of the impact on marine traffic safety, port operations, water quality and marine ecology, and examine the engineering feasibility, external transport links and possible land uses;

27. On rock cavern development, we will formulate cavern master plan and systematic relocation of facilities to caverns under the study on the long term strategy for cavern development mentioned in paragraph 22. We plan to seek funding to embark on the following studies -

(a) detailed feasibility studies for the relocation of Diamond Hill Fresh Water and Salt Water Service Reservoirs, Sai Kung Sewage Treatment Works, and Sham Tseng Treatment Works to caverns;

(b) study on exploring the potential of developing underground spaces in the built up areas.

ADVICE SOUGHT

28. Members are invited to provide views on the stage 2 PE on Enhancing Land Supply Strategy: Reclamation and Rock Cavern Development and the way forward.

Development Bureau
Civil Engineering and Development Department
Planning Department
April 2013
Proposed near shore reclamation sites

1. Lung Kwu Tan
2. Siu Ho Wan
3. Sunny Bay
4. Tsing Yi Southwest
5. Ma Liu Shui

Proposed rock cavern development sites

i. Diamond Hill Fresh Water and Salt Water Service Reservoirs
ii. Sai Kung Sewage Treatment Works
iii. Sham Tseng Sewage Treatment Works

Feasibility studies of Artificial Islands in Central Waters
Enhancing Land Supply Strategy:
Reclamation outside Victoria Harbour and
Rock Cavern Development

Stage 2 Public Engagement Digest
優化土地供應策略
維港以外填海及發展岩洞

Enhancing Land Supply Strategy
RECLAMATION OUTSIDE VICTORIA HARBOUR and ROCK CAVERN DEVELOPMENT

二零一三年三月 March 2013
引言 Introduction

土地是我們生活和經濟活動的基礎。香港的發展依賴土地。土地的供應與需求、土地的用途和特性，對於香港的經濟和社會發展起著重要作用。香港的土地供應和發展問題，已成為了香港政府和社會各界關注的焦點。

为了更好地理解和解决土地供應和發展問題，本報告闡述了土地供應策略、土地發展策略和土地改革的相關信息。報告還介紹了香港土地供應的歷史和發展趨勢，以及未來土地供應的預期和挑戰。本報告旨在為香港的土地供應和發展提供一個全面和系統的框架。
行政長官於二零一三年施政報告提出：
The Chief Executive proposed in 2013 Policy Address:

To respond more flexibly to society’s needs for land, the Government is determined to develop new land extensively and build up an abundant “land reserve” that can more than meet the short-term demand. That way, the reserve can be used to meet future demand in a timely manner.

To build up the land reserve, we will actively press ahead with reclamation outside Victoria Harbour, while endeavouring to keep the impact on the environment and marine ecology to a minimum. Reclamation aside, rock cavern development is a viable source of land supply.
第一階段公眾參與概覽
Overview of Stage 1 Public Engagement

第一階段公眾參與於2011年11月至2012年3月期間進行，收集了市民對優化土地供應策略的意见。

Stage 1 Public Engagement was carried out from November 2011 to March 2012 to collect public views on enhancing land supply strategy.

對優化土地供應策略的主要意見
Major Views on Enhancing Land Supply Strategy

普遍支持建立土地儲備
Broad support for establishment of land reserve

最重要的選址準則是對環境和周邊社區的影響
Impacts on the environment and local communities are the most important site selection criteria.

對優化土地供應策略的主要意見
Major Views on Enhancing Land Supply Strategy

普遍支持以六管齊下方式增加土地供應
Broad support for a six-pronged approach for enhancing land supply

最重要的選址準則是對環境和周邊社區的影響
Impacts on the environment and local communities are the most important site selection criteria.

對發展岩洞的
Major Views on Rock Cavern Development

主觀意見

- 普遍支持
- 土地發展的可持續性及岩洞的用途

Some concerns on engineering feasibility and use of caverns.

對發展岩洞的
Major Views on Rock Cavern Development

主觀意見

- 普遍支持
- 土地發展的可持續性及岩洞的用途

Some concerns on engineering feasibility and use of caverns.

完整版的首階段公眾參與報告
For the full Stage 1 Public Engagement report, please refer to the study website:

http://www.landsupply.hk
Selection of Potential Reclamation and Rock Cavern Development Sites

**Stage 1 Public Engagement**
- Consult the public on land supply strategy
- Select sites for reclamation and rock cavern development

**Stage 2 Public Engagement**
- Further technical studies, environmental impact assessment and statutory procedures
- Construction

**Selection of Potential Sites**
- 5 near shore reclamation sites
- 3 pilot schemes of rock cavern development

**Development**
- We aim to maximize the use of the site.
- The results of the Stage 1 Public Engagement indicated that impacts on local communities and the environment were considered the most important among all the site selection criteria. Hence, we have attached particular importance to these criteria in identifying potential reclamation and rock cavern development sites.

**Reclamation**
- Based on the Stage 1 Public Engagement results and broad technical assessments, sites that might have significant impacts on local communities and environment will be considered. Other sites were evaluated with reference to the site selection criteria. A few sites with relatively higher potential were selected for further assessment. Preliminary mitigation measures have been explored for potential sites identified. However, further studies are necessary to confirm the engineering feasibility of the shortlisted sites and to address the relevant technical issues.

A similar selection process was applied to rock cavern development. Yet, the public considered engineering feasibility of rock cavern development is also important. This factor has also been taken into consideration.

**Further Steps**
- To introduce potential reclamation and rock cavern development sites, their opportunities and challenges
- To consult the public on the issues to be covered in the coming technical studies of each potential reclamation site and rock cavern development site in order to confirm the engineering feasibility.

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**Stage 1 Public Engagement**
- Public consultation on land supply strategy
- Selection of potential sites for reclamation and rock cavern development

**Stage 2 Public Engagement**
- Further technical studies, environmental impact assessment and statutory procedures
- Construction

**Selection of Potential Sites**
- 5 near shore reclamation sites
- 3 pilot schemes of rock cavern development
Five Potential Near Shore Reclamation Sites are considered for further studies –

1. Lung Kwu Tan
2. Siu Ho Wan
3. Sunny Bay
4. Tsing Yi Southwest
5. Ma Liu Shui

These sites are evaluated based on the criteria confirmed in Stage 1 Public Engagement.

Feasibility of Artificial Islands in Central Waters

Site Selection Criteria confirmed after consultation

- Engineering feasibility
- Planning flexibility
- Cost effectiveness
- Environmental benefits
- Meeting local needs
- Site location & accessibility
- Local community needs
- Environmental impacts (particularly on marine ecology)
- Impact on local community

Note: The above are eight site selection criteria with particular emphasis on the environmental impacts and impact on local community.
龍鼓灘
Lung Kwu Tan

位於龍鼓灘的填海地點具有潛力分階段發展，提供就業機會及支援屯門新市鎮的發展。

The potential reclamation site at Lung Kwu Tan can be developed in phases for creating jobs and supporting the development of Tuen Mun New Town.

機遇
Opportunities

- 連接主要設施，包括港鐵的屯門西鐵
  線及屯門至赤鱲角連接線通往大嶼山，
  及可經屯門公路通往九龍，及經九號幹
  線通往新界北部。
  Connect to major infrastructure including proposed
  Tuen Mun Western Bypass and Tuen Mun-Chai Wan
  Link to Lantau, Tuen Mun Road to Kwailoon
  and Route 9 to North New Territories.

- 提供土地興建
  設施以滿足當
  當需要
  Provide land for
  facilities to meet
  community needs

- 提供就業機會，普及香港及屯
  門新市鎮
  Provide job
  opportunities
  benefiting Hong
  Kong and Tuen Mun.

挑戰與初步回應
Challenges and Initial Responses

- 選址內有中華白海豚出
  沒，填海範圍要避免
  觸及中華白海豚活躍的
  地點
  Chinese White Dolphins are
  active in nearby waters. The
  proposed site will be refined
  to avoid encroachment on
  Chinese White Dolphin active
  spot

- 設施需考慮附近電力設施
  的影響
  The future planners should
  take account potential
deviation from the power station and

- 港區內已有天然海岸線及海灘，建議的填海工程會
  需減低原有海岸線及可引入有利生態的設計
  There are natural shorelines and a beach. The proposed
  reclamation will avoid natural shorelines and take the
  opportunity to introduce eco-friendly features.
具潛力的填海地點
Potential Reclamation Sites

小蠔灣
Siu Ho Wan

小蠔灣鄰近機場，可連接主要幹道和基設，適宜發展策略性經濟活動，提供就業機會及支援東涌新市鎮的發展。

The potential reclamation site at Siu Ho Wan is near the airport and can link up with major trunk road and infrastructure. It is suitable for strategic economic development and can create job opportunities and support the development of the Tung Chung New Town.

機遇
Opportunities

連接主要基設及設施包括機場、港珠澳大橋、屯門至赤鱲角機場路及北大嶼山公路
Connect to major infrastructure and facilities including the airport, Hong Kong - Macau Bridge, Tuen Mun - Chek Lap Kok Link and North Lantau Highway

挑戰與初步回應
Challenges and Initial Responses

將來規劃需要考慮飛機噪音可能帶來的發展限制
The future planning should take into account the potential development constraint due to the noise induced by aircraft

附近有中國白海豚出沒，填海範圍要避免觸及中國白海豚活動的地點
Chinese White Dolphins are active in nearby waters. The proposed site will be refined to avoid encroachment on Chinese White Dolphin active spot
**Potential Reclamation Sites**

**Sunny Bay**

Sunny Bay has potential for reclamation as a tourism and business node of regional significance, which will foster the sustainable economic development of Lantau and Hong Kong.

**Approximate Total Area**

60-100 hectares

**Challenges and Initial Responses**

Habitats of ecological importance are found to the west of the proposed reclamation site, and there are records of Chinese White Dolphins in nearby waters. The proposed site will not encroach on these areas. Rejuvenation of natural habitats along the artificial shoreline near Sunny Bay can be explored.

**Opportunities**

Create synergy with other tourist attractions on Lantau

Reinforce Hong Kong's position as a regional tourism hub and events capital in Asia, provide a marine and water sports centre

Benefit from its strategic location near the airport, create a business park and promote integrated business and commercial development

Close to fish culture zone. Impact on fisheries should be considered

**Nearby Reclamation**

Close to fish culture zone. Impact on fisheries should be considered

**Location**

Approximate Total Area

60-100 hectares

**Opportunities**

Create synergy with other tourist attractions on Lantau

Reinforce Hong Kong’s position as a regional tourism hub and events capital in Asia, provide a marine and water sports centre

Benefit from its strategic location near the airport, create a business park and promote integrated business and commercial development

Close to fish culture zone. Impact on fisheries should be considered

**Nearby Reclamation**

Close to fish culture zone. Impact on fisheries should be considered
Potential Reclamation Sites

Tsing Yi Southwest

The potential reclamation site at Tsing Yi Southwest has the benefit of being connected to existing transportation nodes. The Government is studying the technical feasibility of the development of Container Terminal 10.

Approximate Total Area

80-120

hectare

Opportunities

Provide land in urban area with easy access to the New Territories and Kowloon via connection to existing transportation nodes in Tsing Yi.

Challenges and Initial Responses

Extend the port facilities in nearby container terminal to create a regional logistics node.

Provide job opportunities benefiting Hong Kong and the Kowloon community.

Discuss over the potential development constraint due to existing industrial facilities.
具潛力的填海地點
Potential Reclamation Sites

馬料水
Ma Liu Shui

位於馬料水的填海地點可提供鄰近沙田市中心的珍貴市區土地，其位置可以方便接駁至現有鐵路網絡，是發展住宅的理想地點。

The potential reclamation site at Ma Liu Shui can provide valuable land close to Sha Tin town centre. The site can easily be connected to existing railway systems, making it ideal for residential development.

機遇
Opportunities

提供土地供住宅發展
Provide land suitable for residential development

滿足區內對社區設施的需求
Meet the needs of community facilities in the district

挑戰與初步回應
Challenges and Initial Responses

需要一個具創新的城市設計
A comprehensive urban design is needed to integrate the new development into the existing community
Relocation of industrial facilities from the core urban area.

Large scale new community.

Municipal reclamation outside Victoria Harbour and Rock Cavern Development.

Strategic studies will be conducted to assess the impact on marine traffic safety, port operations, water quality, and marine ecology, and examine the engineering feasibility, external transport links, possible land uses, etc.
5 Vision of Reclamation

Most suitable as land reserve

Reclamation will not affect existing land uses and can generate a large piece of new land to cater for unexpected demand timely. Hence, it is most suitable to be used as land reserve.

Provide decanting sites

Provide new land as decanting sites to accommodate residents and facilities affected by other land supply options. It also allows relocation of unpleasent or special industrial facilities in the urban areas to reduce impact on local community and to release valuable land in the urban areas for other uses.

Allow comprehensive planning

Compared with other approaches of land supply, reclamation can provide greater flexibility for comprehensive planning for building a balanced and sustainable community.

Enhance environment

Enhance the marine environment of existing man-made shorelines by creation of eco-shoreline, and allow for public enjoyment.

Handle surplus fill materials and contaminated mud

Hong Kong generates about 6 to 7 million tonnes of surplus construction and demolition materials annually. Reusing surplus materials for reclamation is environmentally friendly, less costly and helps avoid occupying valuable land. Reclamation can also handle the contaminated mud generated from routine dredging of navigation channels.
Based on the site selection criteria confirmed from the Stage 1 Public Engagement, we have selected 3 sites as pilot schemes of Rock Cavern Development. Major considerations of rock cavern development include:

- Priority is given to relocation of those NIMBY facilities near urban or developed areas, thus creating synergy with the surrounding areas.
- Avoid selecting those facilities already with recreational or leisure uses as far as possible.
- Owing to technical constraints or unavailability of suitable cavern sites, the feasibility of relocating some large facilities such as water treatment works should be subject to further studies.

The Government is conducting a study on long-term strategy for relocating more facilities systematically into rock caverns.

1. 鑽石山食水及海水配水庫
   Diamond Hill Fresh Water and Salt Water Service Reservoirs
2. 西貢污水處理廠
   Sai Kung Sewage Treatment Works
3. 深井污水處理廠
   Sham Tseng Sewage Treatment Works
4. 沙田污水處理廠
   Sha Tin Sewage Treatment Works
   (Feasibility study in progress)

Note: The above are eight site selection criteria with particular emphasis on the environmental impacts, social impact and engineering feasibility.
發展岩洞的先導計劃
Pilot Schemes of Rock Cavern Development

機遇
Opportunities

挑戰
Challenges

綜合發展的方案
An option for an integrated development
7 發展岩洞的展望
Way Forward for Rock Cavern Development

發展岩洞也需要系統性的研究和實施策略，才能使發展岩洞成為可持續擴大土地供應的方法。此外，岩洞開發的

策略必須是發展岩洞策略的重要一環，因

為岩洞開發，特別是岩洞開發，必須要

確保岩洞開發的穩定和安全

因此，政府正進行發展岩洞的長遠策

略研究，以確保岩洞開發的統一和可持

續發展。這將進一步推動發展業

內及相關業界的發展，包括研究發展

在市區內填海後填海對開發業界的重要

空間。

Hence, the Government is conducting a study on the long-

term strategy for rock cavern development with a view to

preparing rock cavern master plans and formulating policy

guidelines. Moreover, we will further explore the potential

of developing underground spaces in the urban areas.

This includes studying the possibility of linking up the

underground spaces of existing or planned structures in the

urban areas.

A holistic approach is required in the

planning and execution of the rock
cavern development initiative so that

it will become a sustainable means of

increasing land supply. Furthermore,

private sector participation should

be an important part of the

initiative because many private

facilities, such as storage

facilities, warehouses and data

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Second Stage Public Engagement Activities

Your views will be vital in the planning of future tasks and studies. In the Stage 2 Public Engagement, we are particularly interested in knowing your views on the following:

**Proposed Reclamation and Rock Cavern Development Sites**

- **建议的填海和发展岩洞地点**
- **What land uses do you wish to include in the proposed reclamation and rock cavern development sites?**

**In-depth Study of Proposed Reclamation and Rock Cavern Development Sites**

- **在进一步研究个别填海和发展岩洞地点时**
- **What particular aspects on individual reclamation and rock cavern development sites should the Government pay attention to when carrying out further studies?**

**Art Installations in Artificial Islands**

- **在中部水域建人工岛，您期望可作哪些用途？**
- **What land uses do you wish to include on the artificial islands in the central waters?**

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We cordially invite you to participate in the Stage 2 Public Engagement activities.

**Public Forums**

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/5/2013</td>
<td>2:30pm-5:30pm</td>
<td>Tung W Estate Community Hall, Tung W Estate Phase 5, Tung Y</td>
</tr>
<tr>
<td>25/5/2013</td>
<td>2:30pm-5:30pm</td>
<td>Tsz Wan Shan Shopping Centre, 5th Floor, Tung Y</td>
</tr>
</tbody>
</table>

**Roving Exhibitions**

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-11/4/2013</td>
<td>The Arcade, Kowloon Park, Tin Shui Wai</td>
</tr>
<tr>
<td>11-14/4/2013</td>
<td>Exhibition Gallery, Tsuen Wan Town Hall</td>
</tr>
<tr>
<td>18-21/4/2013</td>
<td>3rd Floor, Tai Wan Shan Shopping Centre</td>
</tr>
<tr>
<td>25-28/4/2013</td>
<td>1st Floor, Tsing Yi Estate Community Hall, Tin Shui Wai</td>
</tr>
<tr>
<td>25-30/4/2013</td>
<td>Lobby, Luen Wo Hui Community Hall, Fanling</td>
</tr>
<tr>
<td>2-5/5/2013</td>
<td>Lower Ground Floor, Shau Kei Wan Shopping Centre, Tin Shui Wai</td>
</tr>
<tr>
<td>9-15/5/2013</td>
<td>Lobby, Lam Tin Yau Community Centre, Lam Tin</td>
</tr>
<tr>
<td>16-19/5/2013</td>
<td>Waiting Area, Yung Shue Wan Ferry Pier, Lamma Island</td>
</tr>
<tr>
<td>16-19/5/2013</td>
<td>Waiting Area, Cheung Chau Ferry Pier, Cheung Chau</td>
</tr>
<tr>
<td>23-26/5/2013</td>
<td>Level 1, Tai Po Mega Mall</td>
</tr>
<tr>
<td>30/5-6/6/2013</td>
<td>Piano, Kowloon Theatre</td>
</tr>
<tr>
<td>6-12/6/2013</td>
<td>Lobby, Hong Kong Estate Community Centre, Ma On Shan</td>
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<tr>
<td>10-16/6/2013</td>
<td>Central Plaza Gallery, Central Mall, Central</td>
</tr>
<tr>
<td>17-21/6/2013</td>
<td>Ground Floor Lobby, Ocean Park, Wong Chau</td>
</tr>
</tbody>
</table>

**Registration / Enquiries for Public Forums**

[Website] [Tel: (852) 2114 4999 / (852) 2114 4971]

Monday to Friday from 9am to 6pm

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Please visit our website for opening hours.

www.landsupply.hk
Next Step

Following the completion of the studies to establish the feasibility, we shall carry out design and relevant statutory procedures with a view to commencing reclamation as soon as possible to build up a land reserve.
Enclosure 3

Tentative plan of the Stage 2 Public Engagement

<table>
<thead>
<tr>
<th>Activities</th>
<th>Tentative programme</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Briefings to –</td>
<td></td>
</tr>
<tr>
<td>(a) Legislative Council – Panel on Development</td>
<td>April and June 2013</td>
</tr>
<tr>
<td>(b) relevant District Councils</td>
<td>April to May 2013</td>
</tr>
<tr>
<td>(c) Heung Yee Kuk</td>
<td>April / May 2013</td>
</tr>
<tr>
<td>(d) professional bodies including Hong Kong Institution of Engineers, Hong Kong Institute of Surveyors, Hong Kong Institute of Architects, Hong Kong Institute of Planners, Hong Kong Institute of Landscape Architects</td>
<td>March to June 2013</td>
</tr>
<tr>
<td>(e) statutory and advisory bodies including Town Planning Board, Land and Development Advisory Committee and its Planning Sub-committee, Council on Sustainable Development</td>
<td>March to June 2013</td>
</tr>
<tr>
<td>(f) stakeholders including green groups, think tanks, higher institutions</td>
<td>March to June 2013</td>
</tr>
<tr>
<td>2. Roving exhibitions at various locations on Hong Kong Island, Kowloon and New Territories</td>
<td>April to June 2013</td>
</tr>
<tr>
<td>3. Public forums</td>
<td>May 2013</td>
</tr>
<tr>
<td>4. Briefings to the media</td>
<td>March to June 2013</td>
</tr>
</tbody>
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