

立法會
Legislative Council

LC Paper No. CB(1)332/19-20
(These minutes have been seen
by the Administration)

Ref : CB1/PL/DEV

Panel on Development

**Minutes of the special meeting held on
Saturday, 27 April 2019, at 9:00 am
in Conference Room 2 of the Legislative Council Complex**

Members present : Hon LEUNG Che-cheung, SBS, MH, JP (Chairman)
Hon Kenneth LAU Ip-keung, BBS, MH, JP (Deputy
Chairman)
Hon Abraham SHEK Lai-him, GBS, JP
Hon Tommy CHEUNG Yu-yan, GBS, JP
Hon Jeffrey LAM Kin-fung, GBS, JP
Hon CHAN Hak-kan, BBS, JP
Dr Hon Priscilla LEUNG Mei-fun, SBS, JP
Hon Paul TSE Wai-chun, JP
Hon Frankie YICK Chi-ming, SBS, JP
Hon MA Fung-kwok, SBS, JP
Hon CHAN Chi-chuen
Hon Alice MAK Mei-kuen, BBS, JP
Dr Hon KWOK Ka-ki
Dr Hon Fernando CHEUNG Chiu-hung
Dr Hon Helena WONG Pik-wan
Dr Hon Elizabeth QUAT, BBS, JP
Ir Dr Hon LO Wai-kwok, SBS, MH, JP
Hon Alvin YEUNG
Hon Andrew WAN Siu-kin
Hon CHU Hoi-dick
Dr Hon Junius HO Kwan-yiu, JP
Hon HO Kai-ming
Hon LAM Cheuk-ting
Hon Holden CHOW Ho-ding
Hon Wilson OR Chong-shing, MH

Hon CHEUNG Kwok-kwan, JP
Hon HUI Chi-fung
Hon LAU Kwok-fan, MH
Dr Hon CHENG Chung-tai
Hon Jeremy TAM Man-ho
Hon Gary FAN Kwok-wai
Hon Vincent CHENG Wing-shun, MH
Hon Tony TSE Wai-chuen, BBS

Members attending : Hon Steven HO Chun-yin, BBS
Hon Jimmy NG Wing-ka, JP
Hon SHIU Ka-fai

Members absent : Hon Mrs Regina IP LAU Suk-yee, GBS, JP
Hon Michael TIEN Puk-sun, BBS, JP
Hon CHAN Han-pan, BBS, JP
Hon Tanya CHAN

Public officers attending : **Agenda item I**

Mr Michael WONG Wai-lun, JP
Secretary for Development

Mr LAM Sai-hung, JP
Permanent Secretary for Development (Works)

Ms Doris HO Pui-ling, JP
Deputy Secretary (Planning & Lands)¹
Development Bureau

Mr Vincent MAK Shing-cheung, JP
Deputy Secretary (Works)²
Development Bureau

Mr Jacky WU Kwok-yuen
Principal Assistant Secretary (Works)⁵
Development Bureau

Mr Ricky LAU Chun-kit, JP
Director of Civil Engineering and Development
Department

Mr Michael FONG Hok-shing, JP
Head of the Sustainable Lantau Office
Civil Engineering and Development Department

Ms Ginger KIANG Kam-yin
Deputy Head of the Sustainable Lantau Office (Planning &
Conservation)
Civil Engineering and Development Department

Mr Robin LEE Kui-biu
Principal Project Coordinator
Civil Engineering and Development Department

Ms Amy CHEUNG Yi-mei
Acting Deputy Director of Planning/Territorial

**Attendance by
Invitation**

: Session One

Mr YU Yee-hong

Mr Matthew LEUNG Pui-on

Mr YUEN Sai-kit

Mr LEE Ka-ho
Vice Chairman
Young Civics

Mr CHU Kin-fun (CHU KUT CHUEN)
Vice Chairman
Tseung Kwan O Kaifong Welfare Association

Mr Simon HUNG
District Developer
Civic Party

Mr CHAN Kim-on
Co-Convenor of Public Affairs Committee
The Hong Kong Institute of Planners

Ms Kathryn DAVIES

Mr CHAN Chun-hong
Vice Chairman of Young Committee
Hong Kong Institution of Highways and Transportation

Mr LI Ting-fung
Chief Campaigner
Hong Kong Association for Democracy and People's
Livelihood

Miss Yasmin WHILEY
成員
大嶼海洋關注組

周諾恆先生

廖偉濂先生
成員
唔延島

李大成先生
組織幹事
關注綜援低收入聯盟

李啟靖先生
成員
行路去離島

任真小姐
組織幹事
深水埗街坊安居關注小組

李風清小姐

Mr HO Chi-chung
Member
Old District Autonomy Advancement Group

吳靄婷小姐

李浩然先生

成員

土瓜灣長期捱貴租草根租戶

朱詠妍小姐

組織幹事

關注基層住屋聯席

Mr CHAN Chi-fat

Mr WONG Hoi-ching

Mr YIP Pui-kei

委員

離島社區基金會

Mr WONG Ka-chun

Community Organizer

Hong Kong Subdivided Flats Concerning Platform

Session Two

Ms Zara CAMPION

Mr LAI Chun-kit

Miss LUK Sze-wing

Miss CHAN Wing-kwan

Campaign Officer

The Conservancy Association

Miss Gloria TANG

Mr Frankie FAN

Mr FU Ka-ho

Mr LAI Chiu-nam

Mr Arthur TSANG Shing-chi

Mr Michael POON Ka-yam

Mr SHUM Wan-lung
Secretary General
Hong Kong Business Committee Joint Conference

Miss CHAN Wing-tung
Community Organizer
Hong Kong Subdivided Flats Concerning Alliance

Mr WONG Man-hon
Chairman
Mui Wo Rural Committee

Mr YUEN Chi-keung

Mr WONG Fuk-kan

Miss Candy KWOK

Mr CHEUNG Hau-wai
Chairman
Hong Kong Green Building Council

Mr CHONG Ho-kee

Session Three

Mr WONG Wing-wah
Chairman
Registered Minor Works Contractor Signatory Association

Miss Becky LAM Pik-yi

Mr LING Yuen-chi

Mr LEE Pui-sang

Mr KWOK Chun-wah
Chariman
Federation of Hong Kong Industries

Mr Michael YEUNG Tak-chi
Vice Chairman
China Hong Kong Railway Institution

Mr Michael LEE
Eastern District Council member

Miss WEI Siu-lik

Mr TAM Po-yiu
Council member, Chairman of Public Affairs Committee
Hong Kong Institute of Urban Design

Mr Pius YUM Kwok-tung
Member
The Democratic Party

Ms CHAU Chuen Heung
Executive Chairlady
Hong Kong Islands District Association

梁日昌先生
常務委員
自由黨

Mr Anthony CHAN Yin-chung
Chairman
Hong Kong Construction Association Young Members
Society

Mr Gilbert LAM Tse-kit

Mr David TUNG Kar-ming

Mr Kevin LAI Kwoon-leung

Mr Andy WONG Kwan-leung

Session Four

Mr CHOI Ching-yin

Mr LAU Cheuk-lun

Mr SZE Cheuk-man

Benny Jones CHUNG Wai-nok

Prof Peter REID

Chairman

Zero Waste Smart City Resources

Mr WONG Ka-long

Mr Philip WU

Mr TONG Chun-fung

Mr LAW Chi-ho

Mr Marco LI Pak-yin

Miss TONG Tsz-ching

Mr TANG Chung-hang

Mr Gordon LEUNG Jing-shang

Mr Chris CHEUNG Yin-kan

Mr Arthur LAM chi-ping

Mr MAN Tak-ching

Mr LAI Man-kiu

Miss Michele LUI Wing-chi

Mr LAI Lok-man

Mr YEUNG Sheung-chun

Mr CHUI King-hang

Session Five

Mr Brian WONG
Research Fellow
Path of Democracy

Mr Boris LO

Mr LAU Wing-tat

Mr YIM Chi-ming

Mr LAU Chun-fung

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

Mr Martin LERIGO
Committee Member
Living Islands Movement

陳曉峰先生

Miss MAK Hei-man

Mr CHAN Man-kit

Mr CHANG Ka-tai
Chairman
Hong Kong Dolphin Conservation Society

Clerk in attendance : Ms Doris LO
Chief Council Secretary (1)2

Staff in attendance : Ms Ada LAU
Senior Council Secretary (1)2

Mr Raymond CHOW
Senior Council Secretary (1)10

Mr Keith WONG
Council Secretary (1)2

Ms Christina SHIU
Legislative Assistant (1)2

Miss Joey LAW
Clerical Assistant (1)2

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I Receiving public views on "Studies related to artificial islands in the central waters"

Meeting with deputations and the Administration

- (LC Paper No. CB(1)729/18-19(03) — Administration's paper on studies related to artificial islands in the central waters, Lantau Conservation Fund and work progress of the Sustainable Lantau Office
- LC Paper No. CB(1)729/18-19(04) — Paper on the development of artificial islands in the central waters prepared by the Legislative Council Secretariat (Background brief)
- LC Paper No. CB(1)803/18-19(01) — Letter dated 26 March 2019 from Hon CHU Hoi-dick
- LC Paper No. CB(1)830/18-19(01) — E-mail dated 1 April 2019 from Hon CHU Hoi-dick)

Submissions from deputations/individuals not attending the meeting

- (LC Paper No. CB(1)846/18-19(68) — Submission from Jim YEUNG (Chinese version only)

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- LC Paper No. CB(1)846/18-19(69) — Submission from Chris FRASER (English version only)
- LC Paper No. CB(1)846/18-19(70) — Submission from Paul LAM (English version only)
- LC Paper No. CB(1)846/18-19(71) — Submission from Mr Ronald TAYLOR (English version only)
- LC Paper No. CB(1)846/18-19(72) — Submission from Rex WONG (Chinese version only)
- LC Paper No. CB(1)846/18-19(45) — Submission from Mr CHEUNG Tat-wing (Chinese version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(45) — Submission from Miss CHAN Wai-yan (Chinese version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(73) — Submission from a member of the public (Chinese version only)
- LC Paper No. CB(1)846/18-19(74) — Submission from Miss LAM Kwan-pui (Chinese version only)
- LC Paper No. CB(1)846/18-19(75) — Submission from Mr Marco WU Moon-hoi (Chinese version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(76) — Submission from a member of the public (唐偉章教授) (Chinese version only)
- LC Paper No. CB(1)846/18-19(77) — Submission from a member of the public (黃玉山教授) (Chinese version only)
- LC Paper No. CB(1)846/18-19(78) — Submission from a member of the public (潘樂陶博士) (Chinese version only)

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- LC Paper No. CB(1)846/18-19(79) — Submission from a member of the public (李廣廈博士) (Chinese version only)
- LC Paper No. CB(1)846/18-19(80) — Submission from a member of the public (羅康瑞先生) (Chinese version only)
- LC Paper No. CB(1)846/18-19(81) — Submission from a member of the public (張振明先生) (Chinese version only)
- LC Paper No. CB(1)846/18-19(82) — Submission from a member of the public (陳健碩工程師) (Chinese version only)
- LC Paper No. CB(1)846/18-19(83) — Submission from Dr Allan ZEMAN (English version only)
- LC Paper No. CB(1)846/18-19(84) — Submission from a member of the public (麥萃才博士) (Chinese version only)
- LC Paper No. CB(1)846/18-19(85) — Submission from a member of the public (何順文教授) (Chinese version only)
- LC Paper No. CB(1)846/18-19(86) — Submission from a member of the public (鄒廣榮教授) (Chinese version only)
- LC Paper No. CB(1)846/18-19(87) — Submission from a member of the public (李焯芬教授) (Chinese version only)
- LC Paper No. CB(1)846/18-19(88) — Submission from Mr LAU Chak-pong (Chinese version only)
- LC Paper No. CB(1)846/18-19(89) — Submission from Mr James LEONG (English version only)

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- LC Paper No. CB(1)846/18-19(90) — Submission from Miss Koby WONG Lok-yin (Chinese version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(91) — Submission from a member of the public (劉瀾昌博士) (Chinese version only)
- LC Paper No. CB(1)846/18-19(92) — Submission from a member of the public (梁紀昌先生) (Chinese version only)
- LC Paper No. CB(1)846/18-19(93) — Submission from Robert FOTI (English version only)
- LC Paper No. CB(1)846/18-19(94) — Submission from a group of civil engineering graduates (1975) of The University of Hong Kong (Chinese version only)
- LC Paper No. CB(1)846/18-19(95) — Submission from The Hong Kong Federation of Electrical and Mechanical Contractors Limited (English version only)
- LC Paper No. CB(1)846/18-19(96) — Submission from Hong Kong Green Schools Alliance (English version only)
- LC Paper No. CB(1)846/18-19(97) — Submission from a deputation (關注基層房屋編配問題小組) (Chinese version only)
- LC Paper No. CB(1)846/18-19(98) — Submission from Ms Louise PRESTON (English version only)
- LC Paper No. CB(1)846/18-19(99) — Submission from Mr Mike WONG Ka-kit (Chinese version only) (Restricted to Members)

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- LC Paper No. CB(1)846/18-19(100) — Submission from Sr YU Lap-chu (Chinese version only)
- LC Paper No. CB(1)846/18-19(101) — Submission from The Hong Kong Institute of Architects
- LC Paper No. CB(1)846/18-19(102) — Submission from Mr K CHAU (Chinese version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(103) — Submission from Mr K FUNG (Chinese version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(104) — Submission from Ms Connie CHAN (English version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(105) — Submission from Mr Stephen MAK (English version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(106) — Submission from Mr Francis KUNG (English version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(107) — Submission from Mr Clifford PHUNG (English version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(108) — Submission from Mr Roger LEE (English version only) (Restricted to Members)
- LC Paper No. CB(1)846/18-19(109) — Submission from Institution of Public Private Partnerships (English version only)
- LC Paper No. CB(1)846/18-19(110) — Submission from Ms Aarushi BAHIL (English version only)

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- LC Paper No. CB(1)846/18-19(111) — Submission from Logie Group Limited (English version only)
- LC Paper No. CB(1)846/18-19(112) — Submission from Robert CLARK (English version only)
- LC Paper No. CB(1)846/18-19(113) — Submission from Ben JONES (English version only)
- LC Paper No. CB(1)846/18-19(114) — Submission from Adam CHEN (English version only)
- LC Paper No. CB(1)846/18-19(115) — Submission from Nedim (English version only)
- LC Paper No. CB(1)846/18-19(116) — Submission from a group of members of the public expressing concerns on the studies (English version only)
- LC Paper No. CB(1)846/18-19(117) — Submission from Construction Industry Council (English version only)
- LC Paper No. CB(1)846/18-19(122) — Submission from a deputation (香港中醫藥膳專業學會) (Chinese version only)
- LC Paper No. CB(1)846/18-19(123) — Submission from Ir CHENG Kin-wah (English version only)
- LC Paper No. CB(1)868/18-19(29) — Submission from WWF-Hong Kong
- LC Paper No. CB(1)868/18-19(30) — Submission from M K TSE (English version only)
- LC Paper No. CB(1)868/18-19(31) — Submission from a member of the public (陳祉杰) (Chinese version only)
- LC Paper No. CB(1)868/18-19(32) — Submission from a member of the public (何肇偉) (Chinese version only)

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- LC Paper No. CB(1)868/18-19(33) — Submission from a member of the public (游志龍) (Chinese version only)
- LC Paper No. CB(1)868/18-19(34) — Submission from a member of the public (李詠儀) (Chinese version only)
- LC Paper No. CB(1)868/18-19(35) — Submissions from a number of the same content from members of the public (only one of these submissions is enclosed) (Chinese version only) (Restricted to Members)
- LC Paper No. CB(1)958/18-19(04) — Submission from Akshara MAHTANI (English version only)

Members noted the above submissions from organizations/individuals not attending the meeting, and the following submissions tabled at the meeting:

- (a) Submission from Mr Vinesh KHEMLANI (English version only); and
- (b) Submission from The Hong Kong Institute of Surveyors ("HKIS") (Chinese version only).

(Post-meeting note: The submissions tabled at the meeting were circulated to members vide LC Paper Nos. CB(1)964/18-19(01) and (06) by email on 29 April 2019.)

Meeting arrangements

2. The Chairman advised that the Panel held a meeting on 13 April 2019 to receive public views on "Studies related to artificial islands in the central waters" ("the Study") and would continue to receive public views on the subject at today's meeting, which would be conducted in five sessions with a five-minute break between the sessions, and a lunch break between 12:55 pm and 2:00 pm. Each deputation/individual would be given three minutes to present their views.

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Session One

Presentation of views by deputations/individuals

3. At the invitation of the Chairman, 25 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

The responses of the Administration

4. The Secretary for Development ("SDEV") made the following key responses to the views of deputations and individuals:

- (a) to meet the imminent land demand while ensuring a sustained land creation for the future, a multi-pronged strategy was needed to increase land supply by pursuing both short-to-medium term and medium-to-long term initiatives concurrently;
- (b) in the short-to-medium term, the Administration had identified some 210 potential housing sites to provide over 310 000 housing units. Following the refinement of policy in end-2018 to increase development intensity of public housing sites to a maximum of 30% on top of the permissible domestic plot ratio, the flat production of a number of housing projects in the pipeline had been suitably increased;
- (c) the Administration had been taking forward major land development projects in the New Territories ("NT") including New Development Areas ("NDAs") which involved large area of brownfield sites. Nevertheless, development of brownfield would take time for planning works, resumption of private land and re-establishment of some affected brownfield operations needed for the economic development. As regards those brownfield sites not covered by NDA projects, they were mostly scattered and constrained by infrastructural capacity. Hence, it would not be realistic to assume that all those brownfield sites were suitable for high-density development;
- (d) the Administration had been expediting the NDA development. The funding proposal for the first stage of the main works of Kwu Tung North/Fanling North ("KTN/FLN")

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NDA was being considered by the Finance Committee ("FC"), and funding application for the first phase works of Hung Shui Kiu ("HSK")/Ha Tsuen NDA would be submitted by the end of this year. The first population intake for the KTN/FLN NDA and HSK/Ha Tsuen NDA was expected in 2023 and 2024 respectively;

- (e) as a medium-to-long term land supply initiative, reclamation would be effective in creating large parcels of new land for comprehensive and people-oriented planning. It was estimated that the time required for reclamation in the central waters, approximately 12 to 13 years to achieve first population intake in 2032 at the artificial islands near Kau Yi Chau ("KYC Artificial Islands") would be broadly comparable to that required for NDA development;
- (f) the detailed planning and engineering ("P&E") study for the KYC Artificial Islands would be a designated project under the Environmental Impact Assessment Ordinance (Cap. 499) ("EIAO"). Environmental impact assessment ("EIA") would be carried out and development proposals under the P&E study that involved designated projects under EIAO would require Environmental Permits ("EPs") for their construction and operation. Besides, waters around Kau Yi Chau ("KYC") were not the habitat of Chinese White Dolphin;
- (g) the proposed development of the KYC Artificial Islands would provide about 1 000 hectares ("ha") of developable area thereby increasing the percentage of land in Hong Kong formed by reclamation from 6% to 7%. This ratio was on the low side when compared with neighbouring cities like Singapore and Macao with over 20% and 50% of land formed by reclamation respectively;
- (h) to allay the public concern that the proposed development of artificial islands would deplete the fiscal reserve, the Administration, on an exceptional basis, had provided the ballpark construction cost estimate (in the order of \$624 billion in September 2018 prices) of the key projects under the Lantau Tomorrow Vision ("LTV") and HKIS's estimate of the land sale revenue to be generated from the KYC Artificial Islands (a conservative estimate of about \$700 billion to \$800 billion

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with reference to HKIS's estimate). It was worth noting that the economic value of land for public housing development, which could produce up to 182 000 public housing flats, had yet to be reflected in the estimate of land sale revenue. The Administration considered the reclamation and infrastructure development for the KYC Artificial Islands a long-term investment and making profits by selling land thereon was not the intention of taking forward the projects; and

- (i) the current-term Government had undertaken multi-pronged measures to increase supply of public and affordable housing. For example, the proportion of public housing in the overall housing supply target had been raised from 60% to 70%. Nine private housing sites had also been re-allocated to public housing development in June 2018 to produce altogether 11 000 public housing units, which would be nearly as many as the annual private housing supply target of 13 500 flats for 2019-2020. By enhancing land utilization and increasing development intensity, an additional 12 000 public housing flats would be provided in KTN/FLN NDA. Meanwhile, the pricing of the Home Ownership Scheme flats had been delinked from the market prices of private housing and the median monthly household income of non-owner occupier households was used as the reference point instead.

Discussion

5. The Chairman reminded members that in accordance with Rule 83A of the Rules of Procedure of the Legislative Council ("LegCo"), they should disclose the nature of any direct or indirect pecuniary interests relating to the subjects under discussion at the meeting before they spoke on the subjects.

Root cause and solution of the land problem

6. Dr Fernando CHEUNG concurred with the views of some deputations that the land problem in Hong Kong was more of an unfair allocation of land resources rather than land shortage.

7. Mr LAU Kwok-fan stated that members belonging to the Democratic Alliance for the Betterment and Progress of Hong Kong supported the proposed development of artificial islands in the central

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waters. He was keen to ensure that in taking forward a multi-pronged strategy to increase land supply and build up a land reserve, the Administration would take forward various land supply initiatives (e.g. development of artificial islands and brownfield sites) at the same time and would ascertain that the construction sector had the capacity to deliver these development projects simultaneously.

8. SDEV said that the Administration had been and would continue to be taking forward a number of land supply initiatives to deliver land at different points in time, and would formulate implementation plans accordingly. Regarding the proposed development of the KYC Artificial Islands, the Administration would conduct the Study and carry out detailed planning in the next five to six years, during which limited construction manpower would be required. Given that the annual gross value of public and private construction works was over \$300 billion whereas the construction volume of projects under LTV would amount to around \$40 to \$50 billion a year on average, the Administration believed that the construction sector had the capacity to absorb the construction volume of projects under LTV.

9. Mr Tony TSE concurred that LTV was a long-term investment and discussion on which should not merely focus on the costs and returns. As pointed out in the submission from the Hong Kong Institute of Planners (LC Paper No. CB(1)846/18-19(43)), the Administration should adopt a people-oriented planning and design approach to comprehensively cover livelihood considerations such as liveability, smart city developments, and availability of complementary infrastructure, etc. He also asked if the Study would explore, among others, the feasibility of developing several land lots on the artificial islands at the same time to expedite housing production and meet the imminent housing needs as soon as possible. Further, expressing concerns that the size of the public rental housing ("PRH") units had become smaller in recent years, Mr TSE asked whether the PRH allocation standard of no less than seven square metres ("sq m") internal floor area ("IFA") per person was still valid.

10. SDEV said that the Administration would strive to compress the land development process for LTV as far as practicable. However, there was little room to shorten the time required for the statutory procedures. SDEV advised that with more land resources, there could be room to consider increasing the average PRH unit size and allocation standard in future; one of the effective means to create more land would be reclamation of the KYC Artificial Islands.

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Environmental implications of the reclamation proposal

11. Dr Fernando CHEUNG shared the concerns of some deputations over the environmental implications of the proposed development of artificial islands given its large scale, and asked if the Administration would take any additional measures on top of the statutory requirements for EIA when conducting the Study.

12. SDEV advised that as the central waters were ecologically less sensitive than the eastern and western waters, the Administration considered it suitable for developing artificial islands there. Moreover, the proposed reclamation projects had to go through a stringent procedure in order to obtain the required EPs before construction. EIAO had also stipulated procedures for members of the public to provide their views on those projects at meetings of the Advisory Council on the Environment ("ACE").

13. Mr Steven HO expressed reservations on the proposed development of artificial islands given its extensive impact on marine work activities in particular fisheries. He relayed the grievances of the fisheries industry that the existing mechanism of the fisheries impact assessment failed to mitigate the impact of the Administration's reclamation projects on the industry and the reprovisioning arrangement was not effective in helping the affected fishermen. He enquired whether a fisheries impact assessment could be conducted in advance of the Study, and whether the Study would look into the reprovisioning measures for the affected fishermen.

14. SDEV replied that the Study would include an EIA. An assessment based on the requirements in the EIA Study Brief on fisheries and other aspects would be carried out. The Administration would consult the views of the fishermen groups during the assessment. However, in order to complete the Study within 42 months as scheduled, the fisheries impact assessment would not be conducted beforehand.

15. At the request of Mr Steven HO, SDEV undertook to provide the specific details of the fisheries impact assessment to be conducted under the Study (e.g. the government department(s) responsible for conducting the assessment, and how the assessment would be conducted).

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(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1075/18-19(01) on 20 May 2019.)

Disposal of construction waste

16. Mr Steven HO held that to uphold the principle of disposing land-based waste on land and dredge/excavate sediments at open sea disposal areas which were however limited, marine disposal of sludge from the reclaimed land should be avoided.

17. Mr LAU Kwok-fan pointed out that with the decreased number of reclamation projects in recent years, a portion of the inert construction waste (i.e. public fill) generated locally had to be delivered to places outside Hong Kong (e.g. Taishan on the Mainland) for disposal. To protect the environment and save money, Mr LAU suggested reusing such public fill in local reclamation projects. He then enquired about the volume of public fill generated locally every year and the average annual cost incurred for delivering surplus public fill to Taishan for reclamation.

18. SDEV advised that Hong Kong generated about 1 500 million tonnes of public fill every year which could be used to reclaim about 60 ha of land. It was expected that locally generated public fill would make up about half of the reclamation materials for the development of artificial islands. SDEV undertook to supplement the average annual cost incurred for delivering surplus public fill to Taishan for reclamation after the meeting.

(Post-meeting note: The Administration's supplementary information was circulated to members vide LC Paper No. CB(1)1075/18-19(01) on 20 May 2019.)

Session Two

Presentation of views by deputations/individuals

19. At the invitation of the Chairman, 18 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

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The responses of the Administration

20. In addition to the points made in Session One, SDEV made the following key responses to the views of deputations and individuals:

- (a) various NDA projects being actively pursued by the Government would cover over 540 ha of brownfield sites. However, it should not underestimate the challenges in implementing those projects and the complexity required in clearance and rezoning. Reclamation was an effective way to create new land without involving a change in land use or affecting existing users;
- (b) of the ballpark construction cost estimate of \$624 billion (in September 2018 prices) for the key projects under LTV, the reclamation and infrastructure costs required for the KYC Artificial Islands were about \$140 billion and \$116 billion respectively and the remaining amount was for the development of transport network (including the Western Coastal Rail Link connecting to coastal areas of Tuen Mun which would greatly improve the external traffic connection of the NT Northwest), etc.;
- (c) as the construction cost for the projects under LTV would spread over a number of years, it would cost the Government around \$40 billion to \$50 billion a year and would not affect the Government's expenditure on education, social welfare and health. Moreover, the construction cost concerned only made up a share of the Government's annual expenditure on public works projects, which was over \$100 billion;
- (d) most of the major development projects in the pipeline concerned the NT area and the additional new population of about 500 000 to 700 000 to be brought about by these projects would strain the transport network connecting NT and the urban areas. Without the proposed KYC Artificial Islands which could house some 400 000 population and help re-distribute population from NT by bringing the people closer to the core of urban areas (e.g. the distance between the KYC Artificial Islands and the Central and Western District was about 10 kilometres ("km")), the existing transport system

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would be overloaded unless other major transport infrastructure would be put in place to relieve the traffic between NT and the urban areas; given the long distance (over 30 km), the estimated development cost of this new transport infrastructure would be high; and

- (e) the KYC Artificial Islands would be developed into a near carbon-neutral community with smart city infrastructure to foster sustainable development. Development of the possible artificial islands near Hei Ling Chau and Cheung Chau South was a long-term vision, and there was no specific implementation timetable at the moment. Besides, a study on the traffic conditions of Lantau was underway and the Administration would brief Members and the community on the study results once they were available.

Session Three

Presentation of views by deputations/individuals

21. At the invitation of the Chairman, 17 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

The responses of the Administration

22. In addition to points made in previous sessions, SDEV made the following key responses to the views of deputations and individuals:

- (a) the time required for developing the KYC Artificial Islands was broadly comparable to that required for an NDA. Based on the current plan and subject to funding approval by FC, the first population intake for the KYC Artificial Islands would be 2032 the earliest, i.e. about 13 years from now. While the first population intakes for both KTN/FLN NDA and HSK NDA were expected to be around 2023-2024, it had come a long way before the planning of these projects, which started as early as 2008 and 2011 respectively, could be taken to the implementation stage;
- (b) there were active operations on brownfield sites in Hong Kong which made up an integral part of the logistics and other

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industries. Whilst it would not be realistic to presume that all the affected business undertakings could be relocated or accommodated in other land-efficient manner, appropriate compensations including ex-gratia allowances would be offered to eligible business undertakings operating on brownfield sites;

- (c) by allocating 70% of the housing units for public housing, an estimated number of about 105 000 to 182 000 public housing units would be provided on the KYC Artificial Islands, which would be comparable or more than the total of about 130 000 public housing units to be provided altogether under KTN/FLN NDA, HSK NDA/Ha Tsuen, Yuen Long South Development Area and Tung Chung New Town Extension altogether;
- (d) the ballpark construction cost estimate of \$624 billion (in September 2018 prices) for the key projects under LTV included reclamation and infrastructure costs for the KYC Artificial Islands respectively at about \$140 billion and \$116 billion, and the remaining amount of some \$300 billion was for the development of priority transport networks. The said infrastructure cost for local roads, drainage and sewerage systems, etc. alone was broadly comparable to that for other NDA projects of the same scale in NT;
- (e) in the Railway Development Strategy 2014, the Coastal Railway between Tuen Mun and Tsuen Wan was not recommended to be implemented due to insufficient patronage in the middle section. Yet, the new population intake of about 400 000 to 700 000 on the KYC Artificial Islands would provide a stronger case for the development of a coastal rail link between Tuen Mun and the urban areas;
- (f) waters around the KYC Artificial Islands were ecologically less sensitive than the western waters, which were the habitat of Chinese White Dolphins, and the eastern waters. Notwithstanding this, EIA would be carried out and development proposals under the detailed P&E study for the KYC Artificial Islands that involved designated projects under EIAO would require EPs for their construction and operation. Mitigation/compensation measures as required under the EPs would be implemented accordingly;

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- (g) the Administration had yet to form a view on the development of the possible artificial islands near Hei Ling Chau and Cheung Chau South. Meanwhile, it had been conducting a study on the traffic conditions of Lantau covering Mui Wo and Tung Chung, and would brief Members and the local community on the study results once they were available; and
- (h) the planning of the KYC Artificial Islands would be people-oriented, with involvement of multi-disciplinary professionals to examine not only the engineering and technical issues, but also key aspects including urban design, greening, and smart city initiatives, etc. .

Discussion

Cost of the Lantau Tomorrow Vision

23. Mr Gary FAN opined that LTV was a fancy vision that would not be realized in the end. He criticized the Administration for understating the construction cost of the key projects under LTV as the ballpark construction cost estimate at \$624 billion given by the Administration was based on September 2018 prices, instead of money-of-the-day prices in 2025. Besides, based on the estimation of HKIS on the land sale revenue to be generated from the KYC Artificial Islands, the land value of private residential units would be in the order of \$10,000 to \$12,000 per square foot ("sq ft"), or \$12 million for a flat of 800 sq ft taking into account also the construction cost of around \$5,000 per sq ft. This was obviously beyond the means of ordinary Hong Kong citizens. Dr Fernando CHEUNG held a similar view that by selling land to private developers for profits, implementation of LTV by the Administration would perpetuate the high land price policy and could hardly fulfill the home ownership aspiration of the general public. Mr Gary FAN expressed a further concern that as the KYC Artificial Islands would house at least 700 000 people (i.e. having a density of 70 000 persons per square kilometer ("sq km")), the new district would become even more densely populated than old districts like Kwun Tong, which had a density of some 50 000 persons per sq km.

24. SDEV advised that the estimated land value for private residential units of about \$10,000 to \$12,000 per sq ft was rather conservative, as references had been drawn to the land value of private housing projects in Kai Tak or near MTR stations. The provision of the ballpark construction cost estimate and HKIS's land sale revenue estimation was meant for

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allaying the public concern that LTV would deplete the fiscal reserve. He stressed that the Administration considered the LTV projects worth pursuing as it would bring strategic, multiple and intangible benefits to the community, and land revenue had not been a driving consideration.

25. SDEV further explained that the densely-populated old districts, such as Kwun Tong and Mong Kok with clusters of aged, low-rise and dilapidated buildings lacking adequate open space and room for accommodating more community facilities, could only be regenerated through large-scale and better coordinated redevelopment. In contrast, for new towns like Shatin and Tseung Kwan O where the areas were planned and developed comprehensively and holistically, the compact high-density residential developments were supported by transport nodes and sufficient open space. Similarly, a comprehensive and integrated approach would be adopted for the planning of the KYC Artificial Islands, so as to develop the new area into a liveable and sustainable community with a range of community facilities and ample open space.

Environmental implications and social impact of the reclamation proposal

26. Dr Fernando CHEUNG objected to reclamation in the central waters and queried whether it was definitely necessary to go for this option while there were some other options, such as developing brownfield sites, to meet the pressing need of increasing land supply for housing. Expressing concerns over the environmental implications of reclamation, Dr CHEUNG queried the adequacy of the assessments conducted under the EIA process. He cited the case of the Three-Runway System ("3RS") project that according to some environmental concern groups, the EIA report for the project had heavily underestimated the reclamation site's high coverage of globally rare gorgonian corals. Disappointingly, the Hong Kong Airport Authority ("HKAA") only translocated less than 5% of the gorgonian corals, not to mention that translocation was insufficient to mitigate the impact. Given that the area of the permanent footprint to be covered by the KYC Artificial Islands would be several times larger than that by 3RS, Dr CHEUNG asked whether the Administration would conduct more extensive assessments on top of the minimum statutory requirements.

27. SDEV stressed that the statutory EIAO imposed a set of stringent conditions to avoid, minimize and control the adverse impact on the environment arising from designated projects under the Ordinance through the application of EIA process and EP system. Approvals of EIA reports were granted after careful examination of the reports and full consideration

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of the comments from ACE as well as members of the public submitted during the public inspection period. The Administration would also engage consultants to offer advice on the environmental impact arising from the construction projects.

28. Dr Fernando CHEUNG further asked if the Administration would take heed of the views of WWF-HK to conduct a Social Return on Investment ("SROI") study in order to more effectively measure the environmental and social costs of such a large-scale project to develop the KYC Artificial Islands. He cited an example that according to an SROI commissioned by WWF-HK on the 3RS project, the loss of catch was five times more than the estimate made by HKAA.

29. SDEV said that SROI involved quantifying the social impact of a project in financial terms and comparing it with the cost incurred. In many cases, the process of using financial proxies to assign values to non-monetary outcomes drew much disagreement and it was not easy reaching consensus in this regard. In fact, SROI study was not widely adopted for construction projects overseas. Therefore, the Administration had no plan to conduct SROI in the Study, but would stick to the qualitative assessment approach under EIA.

The duration, costs and scope of the studies related to artificial islands in the central waters

30. Dr Junius HO expressed no objection to reclamation in the central waters to create new land. However, in view of the high cost and long time required for conducting the Study, Dr HO urged the Administration to plan better, be prudent in the expenditure, and compress the time required for the Study. To ensure value for money, Dr HO suggested expanding the scope of the Study to cover the holistic development of Lantau. Given the long lead time required to supply land by reclamation and provide the supporting infrastructures and facilities, Dr HO suggested the Administration consider providing temporary housing units in the meantime by resuming the land of some deserted fish ponds near Lok Ma Chau, which he understood had a capacity of accommodating about 100 000 households. He said that such temporary housing units could be supported by relatively basic infrastructures and facilities, and hence could be built within a shorter time for housing those residents suffering from the poor living conditions of sub-divided flat units.

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31. SDEV noted Dr HO's concerns and said that the Administration would strive to take forward the Study as soon as possible. Other development needs of Lantau including the improvement of transportation facilities, would be dealt with in other studies.

Other options to increase land supply

32. Dr Fernando CHEUNG enquired about the necessity for reserving large areas of land as military sites, and whether there was room for discussion between the Hong Kong Special Administrative Region ("HKSAR") Government and the Central People's Government ("CPG") about the release of some military sites for housing development.

33. SDEV said that the use and management of military sites were matters of national defence for which CPG had sole responsibility under the Basic Law. All existing military sites were used for defence purposes. The HKSAR Government did not have any plan to seek any change to the use of these sites.

Session Four

Presentation of views by deputations/individuals

34. At the invitation of the Chairman, 21 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

The responses of the Administration

35. In addition to points made in the previous sessions, SDEV made the following key responses to the views of deputations and individuals:

- (a) the Administration had not spared its efforts in pursuing all possible land supply options. For example, it had refined its policy to increase the permissible development intensity of some on-going public housing projects, and identified some 210 potential housing sites through the land use review to provide over 310 000 housing units in the short to medium term. It had also been expediting the development of NDAs in NT;

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- (b) for land within Zone A, the cost of land resumption was about \$1,400 per sq. ft. (i.e. \$140 billion for 1 000 ha), which was similar to the reclamation cost for the KYC Artificial Islands. Besides, as the KYC Artificial Islands would only be about 4 km away from Western District and 10 km away from Central, whereas the New Territories North ("NTN") was some 30 km from Central, the costs for providing transport infrastructures to support an NDA in NTN would not necessarily be lower than that for the KYC Artificial Islands;
- (c) as the construction cost for the projects under LTV would spread over a number of years, it would cost the Government around \$40 billion to \$50 billion a year and would not affect the Government's expenditure on education, social welfare and health, which consistently accounted for about 50% to 60% of the total annual recurrent expenditure. The construction cost concerned would only make up a share of the Government's annual expenditure on public works projects, which was over \$100 billion. Further, based on the estimation of HKIS on the land sale revenue to be generated from the KYC Artificial Islands, the construction cost could be recouped and would not wipe off the fiscal reserve;
- (d) in the face of the impact of climate changes, the KYC Artificial Islands was expected to be built 6 to 7 metres ("m") above the sea level. It was worth noting that the Hong Kong International Airport ("HKIA") was built on reclaimed land of about 6 m above sea level, and it had been able to withstand extreme weather events including the threat of Super Typhoon Mangkhut. Furthermore, according to the Hong Kong Institution of Engineers, well proven engineering techniques such as placing wave breakers or building higher sea walls were among the feasible measures to address the concern over storm surges and wave impact;
- (e) manufactured sand available in different sizes was being used at the reclamation works of Tung Chung New Town Extension project, which was making satisfactory progress;
- (f) the Administration would conduct a fisheries impact assessment in the Study, and maintain communications with stakeholders in the fisheries industry and other sectors; and

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- (g) the Administration would exercise rigorous cost control on the construction projects under LTV. It was worth noting that while there was a 100% increase in the Civil Engineering Works Tender Price Index from 2007 to 2015, the index showed a drop of about 25%, from 2015 to 2017. In fact, while about 10% of the public works projects incurred cost overruns, the remaining 90% were completed within budget. That said, the Administration would continue to take forward various initiatives to enhance cost management and performance of public works projects, including the implementation of Construction 2.0 and the establishment of the Centre of Excellence for Major Project Leaders, etc.

Discussion

Multi-pronged approach to increase land supply

36. Mr SHIU Ka-fai expressed support for reclamation that had long been used to provide land for Hong Kong. He said that land shortage had resulted in soaring property prices and a lack of public housing. Mr SHIU considered it necessary to take a multi-pronged approach to increase land supply by reclaiming new land and in parallel pressing ahead with other land supply initiatives. Only with an increase in land supply would the property prices drop in the long term, and following which the Government would have better bargaining power in the negotiation with private developers on the resumption of idle farmland hoarded by the latter. Besides, 70% of the housing on the KYC Artificial Islands would be public housing. Mr SHIU understood that there were diverse views in the society towards reclamation, but he hoped that young people in particular could set their eyes on the future. SDEV agreed with Mr SHIU's views and said that the Administration would take forward various initiatives to increase land supply in short, medium to long term.

37. Dr Priscilla LEUNG lamented that due to a shortage of land supply, Hong Kong had lagged far behind some mainland cities such as Shanghai and Hangzhou in development and the planning for a liveable city. As such, Dr LEUNG considered that creating land through LTV was vital to the future development of Hong Kong and the long-term well-being of the future generations, and wished that those had reservations on LTV could be more positive towards the prospect of the development. To take forward LTV successfully, Dr LEUNG urged that the Administration should ensure

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cross-bureaux involvement steered by a leading bureau, such as Development Bureau ("DEVB"), with a strong mandate.

38. SDEV advised that the Steering Committee on Land Supply chaired by the Financial Secretary had been expanded to include all Directors of Bureaux to strengthen co-ordination of land supply strategy and initiatives from a high level. The progress of development of KYC Artificial Islands would also be monitored by the Steering Committee. SDEV emphasized that all relevant bureaux/departments would make their contributions in taking forward the land supply initiatives under LTV.

39. Ir Dr LO Wai-kwok expressed support for LTV. He opined that a more objective and realistic view should be taken towards reclamation that had been commonly used for providing land in the long course of the development of Hong Kong. Some more recent examples of reclamation projects were the Tung Chung New Town Extension and 3RS. He disagreed with some views saying that reclamation was dumping money into the sea. Infrastructural developments were necessary with or without reclamation. Ir Dr LO criticized the Administration for wasting time and engaging in discussions without making decision, and making decision without implementation. Reclamation in central waters had still not yet commenced despite rounds of consultations conducted in the past. To address the severe land shortage problem and build a better future for the young generation, Ir Dr LO urged the Administration to commence the works under LTV without delay. Ir Dr LO also asked whether there were any progress of the various initiatives to increase land supply, including rock cavern development, underground space development in selected strategic urban areas and exploring public-private partnership to tap into the land reserve in NT.

40. SDEV agreed with Ir Dr LO. He advised that the Administration had been making progress on the "Pilot Study on Underground Space Development in Selected Strategic Urban Areas" and would report to LegCo about the outcome and forthcoming actions in due course. With regard to the proposed Land Sharing Pilot Scheme, DEVB would submit its recommendations to the Chief Executive-in-Council for consideration in 2019 before launching the scheme.

Development prospect of Tung Lung Island

41. Dr Priscilla LEUNG enquired about the feasibility of developing artificial islands in the waters around Tung Lung Island. She received

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some views that reclamation in the waters around Tung Lung Island might cost less than that at KYC.

42. SDEV advised that Tung Lung Island had not been included among the 48 potential reclamation sites identified in the "Enhancing Land Supply Strategy — Reclamation outside Victoria Harbour and Rock Cavern Development" study. As far as he understood, Tung Lung Island might not be a suitable site for reclamation given its exposure to strong winds and sea waves. In contrast, the location of KYC was more sheltered from strong winds and sea waves. Besides, the proposed transportation networks would make the KYC Artificial Islands highly accessible to Hong Kong Island (4 km to Western District) and HKIA (15 km). Furthermore, the proposed Route 11 would connect North Lantau and Tuen Mun/Yuen Long while the proposed Western Coastal Rail Link would connect KYC and the coastal areas of Tuen Mun.

Session Five

Presentation of views by deputations/individuals

43. At the invitation of the Chairman, 11 deputations/individuals presented their views. A summary of their views was in the **Appendix**.

The responses of the Administration

44. In addition to points made in previous sessions, SDEV made the following key responses to the views of deputations and individuals:

- (a) the KYC Artificial Islands would support the development of the third Core Business District, which would provide a total commercial floor area ("CFA") equivalent to about 80% of the total CFA in Central, and some 200 000 jobs; and
- (b) the KYC Artificial Islands in the central waters would avoid shorelines of high ecological value in east Lantau and central waters was not the habitat for Chinese White Dolphins. That said, the Administration would study in depth the impact of the reclamation on marine life in its EIA.

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Discussion

45. Dr Priscilla LEUNG opined that it was important to strike a suitable balance among the competing needs for economic development, land development and the protection of environment. Yet, without reclamation made in the past, Hong Kong people might not be able to enjoy the fruit of development nowadays. She hoped that the future generations would also be able to be benefited from the progress of development facilitated by the reclamation for the KYC Artificial Islands. Dr LEUNG considered that the impact on the environment could be mitigated by adoption of advanced technology in reclamation. SDEV said that the Administration would adopt mitigation measures to alleviate the impact on the environment as far as possible.

Concluding remarks

46. The Chairman thanked the deputations/individuals who had expressed their views and suggestions.

II Any other business

47. There being no other business, the meeting ended at 6:40 pm.

Council Business Division 1
Legislative Council Secretariat
13 January 2020

Panel on Development

Special meeting on Saturday, 27 April 2019, at 9:00 am

Meeting to receive views on "Studies related to artificial islands in the central waters"

Summary of views and concerns expressed by deputations/individuals

No.	Name of deputation/individual	Submission/Major views and concerns
<u>Session One</u>		
1.	Mr YU Yee-hong	● LC Paper No. CB(1)846/18-19(39) (Chinese version only)
2.	Mr Matthew LEUNG Pui-on	● LC Paper No. CB(1)846/18-19(40) (Chinese version only) (Restricted to Members)
3.	Mr YUEN Sai-kit	● LC Paper No. CB(1)846/18-19(41) (Chinese version only) (Restricted to Members)
4.	Young Civics	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The Administration underestimated the reclamation and infrastructure costs required for the proposed development of artificial islands.
5.	Tseung Kwan O Kaifong Welfare Association	● LC Paper No. CB(1)846/18-19(42) (Chinese version only) (Restricted to Members)
6.	Civic Party	● LC Paper No. CB(1)868/18-19(12) (Chinese version only)
7.	The Hong Kong Institute of Planners	● LC Paper No. CB(1)846/18-19(43) (English version only)
8.	Ms Kathryn DAVIES	● LC Paper No. CB(1)969/18-19(01) (English version only)
9.	Hong Kong Institution of Highways and Transportation	<ul style="list-style-type: none"> ● Expressed support for the proposed development of artificial islands in the central waters. ● The use of deep cement mixing method could minimize the impact of reclamation on environment. ● The proposed development of artificial islands could enable people in Hong Kong to live and work in contentment.
10.	Hong Kong Association for Democracy and People's Livelihood	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The observation of the Task Force on Land Supply that Hong Kong had at least a land shortfall of 1 200 hectares was doubtful.

No.	Name of deputation/individual	Submission/Major views and concerns
		<ul style="list-style-type: none"> ● The Administration mentioned too little about the shortcomings of the proposed development of artificial islands, such as financial uncertainty and complexity of the reclamation proposal. ● Other land supply options (developing vacant government sites and brownfield sites, resuming golf courses for development, etc.) would be sufficient to meet the land shortfall.
11.	大嶼海洋關注組	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The reclamation proposal went against the aspiration of the young people for a clean and green environment.
12.	周諾恆先生	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The Administration underestimated the reclamation and infrastructure costs required for the proposed development of artificial islands. ● As the reclamation proposal could not address the imminent housing needs of the public, the Administration should undertake other measures to expedite land supply, such as resuming golf courses and agricultural land being hoarded by developers for housing development.
13.	唔延島	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The establishment of marine parks was inadequate to compensate for the negative impact of reclamation on marine habitat.
14.	關注綜援低收入聯盟	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● As the reclamation proposal could not address the imminent housing needs of subdivided flat tenants, the Administration should undertake other quick-win measures (e.g. imposing rent control and developing brownfield sites) to solve the housing problem. ● A public discussion on the allocation of land resources should be held.
15.	行路去離島	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The reclamation proposal was not worth pursuing in view of the high cost required and its inability to

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>address the imminent housing needs of the public.</p> <ul style="list-style-type: none"> ● The Administration should undertake other measures (e.g. developing brownfield sites and resuming golf courses for development) to solve the housing problem.
16.	深水埗街坊安居關注小組	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● As the reclamation proposal could not address the imminent housing needs of subdivided flat tenants, the Administration should undertake other quick-win measures (e.g. resuming golf courses for development) to solve the housing problem. ● The proposed development of artificial islands would have an adverse impact on the environment and was the vision of developers rather than the general public.
17.	李風清小姐	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● It was unjustified for the Administration to consider the development of the possible artificial islands near Cheung Chau South given that the Report of the Strategic Environmental Assessment for Reclamation (a study commissioned by the Civil Engineering and Development Department) had concluded that the reclamation would give rise to many environmental issues. ● The Administration should consult the local residents of Cheung Chau on the development of the possible artificial islands near Cheung Chau South.
18.	Old District Autonomy Advancement Group	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The land problem in Hong Kong was more of an unfair allocation of land resources rather than land shortage. ● The justification put forward by the Administration that reclamation was required in order to provide solution space for urban redevelopment was ungrounded as floor areas of buildings would in general increase after redevelopment. ● To address the housing needs of the grassroots, the aged buildings in the urban areas should be redeveloped into public housing blocks, instead of hotels/private housing buildings.

No.	Name of deputation/individual	Submission/Major views and concerns
19.	吳蒨婷小姐	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● Among the 18 land supply options, the proposed development of artificial islands was most detrimental to environment and received least public support. ● As the reclamation proposal could not address the imminent housing needs of subdivided flat tenants and young people, the Administration should undertake other measures, such as providing rent allowance.
20.	土瓜灣長期捱貴租 草根租戶	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The land problem in Hong Kong was more of an unfair allocation of land resources rather than land shortage. ● The proposed development of artificial islands would have an adverse impact on the environment and could not address the imminent housing needs of the grassroots. ● The Administration should first make use of the brownfield sites, sites under Private Recreational Leases and vacant government sites for housing development.
21.	關注基層住屋聯席	<ul style="list-style-type: none"> ● To address the imminent housing needs of the tenants in inadequate housing and applicants on the public rental housing ("PRH") Waiting List, the Administration should first develop vacant government sites, instead of pursuing the long-term plan of developing the artificial islands. ● While 70% of the housing supply in the artificial islands would be developed into public housing, as the numbers of PRH flats and subsidized sale flats to be built had not been specified, it was doubtful whether the reclamation proposal could shorten the waiting time for PRH flats.
22.	Mr CHAN Chi-fat	<ul style="list-style-type: none"> ● LC Paper No. CB(1)846/18-19(44) (Chinese version only)
23.	Mr WONG Hoi-ching	<ul style="list-style-type: none"> ● Expressed support for the proposed development of artificial islands in the central waters. ● The reclamation proposal could help address the housing shortage and facilitate economic development.

No.	Name of deputation/individual	Submission/Major views and concerns
24.	離島社區基金會	<ul style="list-style-type: none"> ● Expressed support for the proposed development of artificial islands in the central waters. ● The reclamation proposal was a medium-to-long term land supply option aimed at providing a steady stream of land supply, whereas the imminent housing needs of applicants on the PRH Waiting List and subdivided flat tenants should be addressed by short-to-medium term land supply options. ● The Administration should take action to solve the existing traffic problems of Lantau and make the land development consultation process more transparent.
25.	Hong Kong Subdivided Flats Concerning Platform	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● Land shortage was due to the Government's high land price policy and the reclamation proposal could not address the imminent housing needs of subdivided flat tenants. ● The Administration should undertake other quick-win measures with less environmental impact to boost land supply, such as first developing brownfield sites before considering the development of green areas and reclamation.
<u>Session Two</u>		
26.	Ms Zara CAMPION	<ul style="list-style-type: none"> ● LC Paper No. CB(1)964/18-19(01) (English version only)
27.	Mr LAI Chun-kit	<ul style="list-style-type: none"> ● LC Paper No. CB(1)846/18-19(46) (Chinese version only)
28.	Miss LUK Sze-wing	<ul style="list-style-type: none"> ● LC Paper No. CB(1)846/18-19(47) (Chinese version only) (Restricted to Members)
29.	The Conservancy Association	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The Administration's claim that central waters were ecologically less sensitive therefore had good potential for developing the artificial islands was not well-grounded according to the Report of the Strategic Environmental Assessment for Reclamation and the results of the ecological surveys conducted by environmental groups. ● The Administration should provide details of the reclamation proposal and accord priority to developing vacant government sites and brownfield

No.	Name of deputation/individual	Submission/Major views and concerns
		sites.
30.	Miss Gloria TANG	<ul style="list-style-type: none"> ● Expressed support for the proposed development of artificial islands in the central waters. ● It was necessary to take forward the reclamation proposal as the land provided by other land supply options would be used up soon and the reclaimed land could cater for housing and other needs. ● As reclamation took time, the Administration should expedite the "Studies related to artificial islands in the central waters" ("the Study").
31.	Mr Frankie FAN	<ul style="list-style-type: none"> ● To address the severe land shortage in Hong Kong, long-term and sustainable land supply strategy was required.
32.	Mr FU Ka-ho	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● Hong Kong should learn the experience from large-scale land development projects in the Mainland which gave rise to many problems (e.g. huge debt incurred for the development).
33.	Mr LAI Chiu-nam	<ul style="list-style-type: none"> ● LC Paper No. CB(1)846/18-19(49) (Chinese version only) ● LC Paper No. CB(1)969/18-19(02) (Chinese version only) (Further submission)
34.	Mr Arthur TSANG Shing-chi	<ul style="list-style-type: none"> ● LC Paper No. CB(1)846/18-19(50) (Chinese version only) (Restricted to Members)
35.	Mr Michael POON Ka-yam	<ul style="list-style-type: none"> ● LC Paper No. CB(1)846/18-19(51) (Chinese version only)
36.	Hong Kong Business Committee Joint Conference	<ul style="list-style-type: none"> ● Expressed support for the proposed development of artificial islands in the central waters. ● The reclamation proposal could help address the acute shortage of land in Hong Kong. ● Reclamation had certain advantages over other land supply options, such as giving the Administration greater autonomy on the use of reclaimed land.
37.	Hong Kong Subdivided Flats Concerning Alliance	<ul style="list-style-type: none"> ● Expressed objection to the proposed development of artificial islands in the central waters. ● The land problem in Hong Kong was more of an unfair allocation of land resources rather than land shortage. ● The reclamation proposal could only benefit the rich and powerful, but not the subdivided flat tenants. To solve the housing problem of these tenants, the

No.	Name of deputation/individual	Submission/Major views and concerns
		Administration should undertake other measures, such as developing brownfield sites and resuming golf courses for housing development.
38.	Mui Wo Rural Committee	● LC Paper No. CB(1)846/18-19(52) (Chinese version only) (Restricted to Members)
39.	Mr YUEN Chi-keung	● The Administration should first develop idle land lots and brownfield sites before considering the proposed development of artificial islands as developing brownfield sites required shorter time and lower costs than reclamation.
40.	Mr WONG Fuk-kan	● LC Paper No. CB(1)846/18-19(56) (Chinese version only) (Restricted to Members)
41.	Miss Candy KWOK	● LC Paper No. CB(1)964/18-19(02) (Chinese version only)
42.	Hong Kong Green Building Council	● LC Paper No. CB(1)846/18-19(57) (Chinese version only)
43.	Mr CHONG Ho-kee	<ul style="list-style-type: none"> ● Expressed support for the proposed development of artificial islands in the central waters. ● The Administration and deputations in support of the reclamation proposal had provided solid reasons why the proposal should be taken forward.
<u>Session Three</u>		
44.	Registered Minor Works Contractor Signatory Association	● LC Paper No. CB(1)958/18-19(01) (Chinese version only)
45.	Miss Becky LAM Pik-yi	<ul style="list-style-type: none"> ● Criticized the Administration for (a) resorting to the development of artificial islands, instead of developing land plots at idle military sites, vacant government land and the Fanling Golf Course; and (b) lacking short-term measures, in increasing land supply. ● Cast doubt on the affordability of the private housing units at the artificial islands around Kau Yi Chau ("KYC Artificial Islands").
46.	Mr LING Yuen-chi	● LC Paper No. CB(1)846/18-19(60) (Chinese version only) (Restricted to Members)
47.	Mr LEE Pui-sang	<ul style="list-style-type: none"> ● Expressed support for reclamation as an option to increase land supply directly. ● Acknowledged the socio-economic benefits brought about by LTV, namely (i) increase in job

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		<p>opportunities and public housing; (ii) enhancement in connectivity between Lantau and other areas in Hong Kong by the proposed transportation networks and facilities; and (iii) facilitation to the further economic development of Hong Kong.</p> <ul style="list-style-type: none"> ● Expressed concerns about (a) the effect of acute weathers and global warming on the liveability of the KYC Artificial Islands; and (b) the impact of the supply and price of marine sand on the implementation cost of LTV. ● Highlighted the significance to strike a balance between conservation of environment and development. ● Urged the Administration to explore the development of brownfield sites in parallel to proceeding with the Study. ● Considered that the Study could address the various concerns of the public about LTV.
48.	Federation of Hong Kong Industries	<ul style="list-style-type: none"> ● LC Paper No. CB(1)964/18-19(03) (Chinese version only) ● LC Paper No. CB(1)969/18-19(03) (Chinese version only) (Further submission)
49.	China Hong Kong Railway Institution	<ul style="list-style-type: none"> ● LC Paper No. CB(1)969/18-19(04) (Chinese version only)
50.	Mr Michael LEE	<ul style="list-style-type: none"> ● Expressed support for LTV. ● Commented on the shortcomings of other land supply options, namely development of brownfield sites, periphery of country parks and pencil blocks in urban areas. ● Worried about the crowdedness in the Core Business District ("CBD") on Hong Kong Island without an increase in land supply.
51.	Miss WEI Siu-lik	<ul style="list-style-type: none"> ● LC Paper No. CB(1)964/18-19(04) (Chinese version only)
52.	Hong Kong Institute of Urban Design	<ul style="list-style-type: none"> ● LC Paper No. CB(1)969/18-19(05) (Chinese version only)
53.	The Democratic Party	<ul style="list-style-type: none"> ● Commented that LTV could not ease the shortage of housing in a timely fashion. ● Expressed the worry that LTV would drain the fiscal reserve of Hong Kong and it ran a high risk of huge cost overrun. ● Considered that as opposed to reclamation,

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>resumption of land for development was more time and cost efficient.</p> <ul style="list-style-type: none"> ● The Administration should resume land plots in the New Territories ("NT") on the strength of Lands Resumption Ordinance (Cap. 124). ● Commented that after the handover, the Administration invoked the Ordinance to resume land more frequently for urban renewal projects taken forward by the Urban Renewal Authority ("URA") than it did for development projects involving farmland or brownfield sites in NT. Such practice gave rise to the perception among members of the public that the Government was bullying ordinary citizens but skewing towards the rich. ● Considered that the Administration might use the land resumed by URA for development of public housing projects. ● Related that there was a pressing need for the Administration to enhance the transport facilities in the northwest NT, which housed a large number of population. The Administration should not bundle the enhancement projects with other projects under LTV.
54.	Hong Kong Islands District Association	<ul style="list-style-type: none"> ● LC Paper No. CB(1)846/18-19(62) (Chinese version only) (Restricted to Members)
55.	自由黨	<ul style="list-style-type: none"> ● Expressed support for LTV. ● Suggested that when implementing the projects under LTV, the Administration should (a) heed the public concerns about environmental protection and maintaining marine ecological balance so as to enhance the liveability of Hong Kong; (b) seek suitable locations for the provision of facilities such as incinerators, landfills, sites for accommodation of oil tanks as well as columbarium under LTV; and (c) if the incinerator facilities at (b) was provided, consider making use of the energy generated therefrom to generate electricity for the locality at the artificial islands, so as to reduce the cost of living for the residents there.
56.	Hong Kong Construction Association Young	<ul style="list-style-type: none"> ● Expressed support for LTV. ● Considered LTV could help increase land supply, provide employment opportunities for graduates in the

No.	Name of deputation/individual	Submission/Major views and concerns
	Members Society	construction industries and facilitate future urban development of Hong Kong.
57.	Mr Gilbert LAM Tse-kit	<ul style="list-style-type: none"> ● Expressed support for the planning and engineering ("P&E") study for the KYC Artificial Islands and urged the Administration to commence without delay. ● Considered that the P&E study could provide answers to public's concerns about the proposed reclamation recommended by LTV.
58.	Mr David TUNG Kar-ming	<ul style="list-style-type: none"> ● Considered that LTV could (a) increase land supply; (b) provide impetus to the innovation and technological advancement in the construction industry; (c) given the strategic location of the artificial islands and the likely enhanced integration with the Greater Bay Area, boost the career prospect for the youths; (d) facilitate further development of Hong Kong in the future.
59.	Mr Kevin LAI Kwoon-leung	<ul style="list-style-type: none"> ● Considered that reclamation in the central waters was more efficient than reclamation in dispersed locations in other parts of Hong Kong because the former (a) could produce a large land mass which would enable a comprehensive and technologically advanced town planning by the Administration; and (b) would impact the environment to a lesser extent than the latter. ● Commented that developing artificial islands in the central waters would do more good than harm.
60.	Mr Andy WONG Kwan-leung	<ul style="list-style-type: none"> ● Expressed support for LTV and urged the Administration to implement the same without delay. ● Considered that reclamation would do more good than harm to Hong Kong in its development. ● Expressed that LTV would improve the job prospect for the graduates in the construction industry. ● Suggested the Administration include in the Study (a) an in-depth examination of overseas experience in implementing large-scale reclamation projects; and (b) an examination of the options of contract awarding system and procurement methods to allow more participation by locally-based main contractors in this mega-scale development project.

No.	Name of deputation/individual	Submission/Major views and concerns
<u>Session Four</u>		
61.	Mr CHOI Ching-yin	<ul style="list-style-type: none"> ● Expressed objection to reclamation at KYC. ● Considered the works to be too expensive. ● Commented that other options, including development of brownfield sites and vacant government land, were less costly yet efficient in terms of completion time of the development projects.
62.	Mr LAU Cheuk-lun	<ul style="list-style-type: none"> ● Expressed concern about the stability of supply of marine sand for reclamation, its impact on the implementation of LTV and the risk-sharing mechanism (if any) between the Administration and other related parties. ● Expressed the worry that the increase in housing units at the KYC Artificial Islands might not be able to meet the demand by local residents, given applications by mainland immigrants for public rental housing ("PRH") units had increased by 19% during 2017-2018 and the trend was on the rise. ● Enquired about measures, if any, to accord priority to indigenous local residents in their purchase of subsidized sale flats ("SSFs").
63.	Mr SZE Cheuk-man	<ul style="list-style-type: none"> ● Expressed support for reclamation as a means to increase the supply of land in the long run. ● Suggested that the Administration should develop brownfield sites in tandem with implementing reclamation works. ● Considered that while implementing the reclamation works, the Administration should take effective means to conserve the nature.
64.	Benny Jones CHUNG Wai-nok	<ul style="list-style-type: none"> ● Expressed concerns that (a) inflation and cost of raw materials might negatively impact the final cost of work for LTV; (b) given the time gap between the commencement of reclamation and the sale of the reclaimed land, the reclamation works might drain the fiscal reserve of Hong Kong in the interim; and (c) Hong Kong might be vulnerable to financial crisis during the above-mentioned time gap.
65.	Zero Waste Smart City Resources	<ul style="list-style-type: none"> ● Considered that the proposed development at East Lantau would contradict the environmental concerns. ● Commented that the initiative to implement LTV would reverse the worldwide practice to avert adverse

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>climatic change, and worsen the environment and air quality in Hong Kong further.</p> <ul style="list-style-type: none"> ● Criticized the Administration for failure to adopt international standards in formulating its mechanism of monitoring the impact of public works on air quality.
66.	Mr WONG Ka-long	<ul style="list-style-type: none"> ● Considered that the Administration should develop the brownfield sites and make use of the vacant government land before resorting to reclamation to solve land shortage problem on the following grounds: <ul style="list-style-type: none"> (a) reclamation under LTV would produce an irreversible impact on the ecosystems in the oceans and on the land; and (b) reclamation would cost four or five times more than the development of brownfield sites and farm land. ● Development of artificial islands in the central waters might aggravate the climatic change arising from global warming. ● Urged the Administration to conduct environmental impact assessment ("EIA") on public works which entailed reclamation works and map out the mitigation measures.
67.	Mr Philip WU	<ul style="list-style-type: none"> ● Expressed support for LTV as medium and long term solutions for increasing land supply. ● Considered that compared with other land supply options, the cost of developing artificial islands in the central waters was not unreasonably high in the perspective of cost effectiveness. ● Urged the Administration to develop brownfield sites and make use of vacant government land as short term solutions for increasing land supply. ● Expressed the hope that the Study could be commenced as scheduled.
68.	Mr TONG Chun-fung	<ul style="list-style-type: none"> ● Expressed support for the development of artificial islands at the central waters and urged the Administration to implement it without delay for the long term benefit of Hong Kong. ● Elaborated that the development of artificial islands at the central waters would benefit Hong Kong by increasing land and housing supply, facilitating the

No.	Name of deputation/individual	Submission/Major views and concerns
		economic development of Hong Kong, enhancing the career prospects for the locals and promoting a zero-carbon emission and environmentally friendly community.
69.	Mr LAW Chi-ho	<ul style="list-style-type: none"> ● Expressed support for reclamation as an effective option to increase land and housing supply. ● Given the first phase of reclamation would be commenced in 2025, the Administration should take time to fine-tune the implementation approach, including reviewing the relevant ordinances and considering the choices of construction materials that could expedite the implementation of the reclamation works. ● The Administration should adopt measures to train up talents required for the implementation of LTV.
70.	Mr Marco LI Pak-yin	<ul style="list-style-type: none"> ● Objected to the development of artificial islands at the central waters on the following grounds: <ul style="list-style-type: none"> (a) the cost was high and the Administration did not project its money-of-the-day prices; (b) the works cost might be adversely impacted by the tight supply of marine sand; (c) the Administration should consider developing brownfield sites and idle farm land before resorting to reclamation; (d) the high risk of flood given its location; and (e) the long lead time of the whole project could not ease the problem of shortage of housing in the short run or meet the demand for housing arising from population increase.
71.	Miss TONG Tsz-ching	<ul style="list-style-type: none"> ● Considered that the development of artificial islands at central waters could create more job opportunities and boost the career prospects for graduates in the construction industry. ● Commented that an effective implementation of the development of artificial islands at central waters required (a) matching policy initiatives to increase the supply of affordable public housing; and (b) the Administration's assurance to the public that public expenses for social welfare services and education would not be cut down consequent to the implementation of the reclamation works.

No.	Name of deputation/individual	Submission/Major views and concerns
72.	Mr TANG Chung-hang	<ul style="list-style-type: none"> ● Commented that the development of caverns, brownfield sites and at the topside of public infrastructures could not ease land shortage in the long run and these development approaches lacked the support of infrastructures and ancillary facilities. ● Opined that development of brownfield sites involved many difficulties, which included land acquisition disputes and resettlement of the operations thereon, and hence not cost effective.
73.	Mr Gordon LEUNG Jing-shang	<ul style="list-style-type: none"> ● LC Paper No. CB(1)969/18-19(06) (Chinese version only)
74.	Mr Chris CHEUNG Yin-kan	<ul style="list-style-type: none"> ● Expressed support for LTV. ● Considered that reclamation could increase the supply of housing units and enable a more comprehensive planning in the provision of infrastructures and community facilities to support the rise in population. ● Expressed concerns about the impact of reclamation on the ecosystem and habitats of various species. ● Noted the difficulties in developing brownfield sites including the cost of detoxification of the sites resumed and the cost of settling the ownership disputes. ● Suggested that while implementing LTV, which would take 10 odd years to deliver, the Administration should also take short term measures to cope with the housing demands in the interim.
75.	Mr Arthur LAM Chi-ping	<ul style="list-style-type: none"> ● Considered that the large land mass made available under LTV (a) could provide sufficient space for decanting purpose in urban renewal process; (b) could improve the living conditions for the public; and (c) might facilitate the consolidation of the land plots now occupied by brownfield operations and hence, optimize the use of land in NT.
76.	Mr MAN Tak-ching	<ul style="list-style-type: none"> ● Expressed support for LTV. ● Commented that reclamation could enable more comprehensive planning for the reclaimed land and save the need for the Administration to resolve the disputes arising from rezoning or resumption of the existing land plots. ● Considered that the social benefits arising from LTV should also be taken into account when evaluating the cost effectiveness of the project.

No.	Name of deputation/individual	Submission/Major views and concerns
77.	Mr LAI Man-kiu	<ul style="list-style-type: none"> ● Considered that development of artificial islands at central waters could increase the supply of land and housing units and facilitate the development of the third CBD. ● Suggested that the Administration should take measures to enhance the transparency of the implementation of the project and avert adverse perception of the public that the Administration was squandering money on large-scale infrastructure projects, which would likely incur cost overrun and impact on the ecosystem. ● Given the long lead time of LTV, the Administration should (a) enhance the training for the employees in the construction industry; and (b) take short term measures to increase the supply of housing units by developing brownfield sites.
78.	Miss Michele LUI Wing-chi	<ul style="list-style-type: none"> ● Expressed support for developing artificial islands in the central waters in creating new land mass, which would solve the problems arising from land shortage, including insufficient space for provision of medical and elderly care services. ● Considered that short term measures to increase housing supply, such as redevelopment and building pencil blocks in the urban areas, could not get to the root of the problem of shortage of land supply. Furthermore, the existing infrastructures and ancillary facilities in the built up areas might not be able to support the new demand arising from large-scale redevelopment. ● It was a global phenomenon that works projects were getting more costly because of inflation and depreciation of currencies. A large-scale public works project would not turn into a big white elephant as long as the planning was comprehensive and the facilities provided were user-friendly.
79.	Mr LAI Lok-man	<ul style="list-style-type: none"> ● Declared that he was a resident of Lantau and expressed support for LTV. ● Expressed the long-standing aspiration of South Lantau residents for a road traffic network linking up Hei Ling Chau (via Mui Wo), North Lantau and eventually connecting to the west of NT. However, the residents were disappointed about the latest

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		<p>change in the alignment of the proposed road traffic network which shifted towards Discovery Bay under LTV. Residents at South Lantau felt being neglected.</p> <ul style="list-style-type: none"> ● Strongly urged that a road traffic network connecting Mui Wo and North Lantau be included in LTV. ● Expressed concern about the overloading of South Lantau Road at present, due to the increase in population at Mui Wo where public housing estates were situated.
80.	Mr YEUNG Sheung-chun	<ul style="list-style-type: none"> ● Expressed the concerns of the fishermen that the size of their fishing grounds would shrink further following the reclamation in the central waters, which had been a significant fishing ground. ● Commented that the mitigation measures implemented in the past to combat the impact of reclamation or marine works were ineffective and impacted the livelihood of the fishermen and trades in fisheries adversely. ● Noted the importance of development to Hong Kong and urged the Administration to (a) review and enhance the compensation mechanism applicable to the affected stakeholders in fisheries; (b) implement measures helping the fishermen to enhance and modify their business model, including development of fisheries at the waters along the Greater Bay Area and Belt & Road Initiative and setting up angling base in Hong Kong; (c) review the effectiveness of mitigation measures; and (d) step up communications with the fisheries industries and provide assistance to the development of the industries.
81.	Mr CHUI King-hang	<ul style="list-style-type: none"> ● Spoke for 香港漁民青年會. ● Mentioned that reclamation works in recent years had adversely impacted the quality of Hong Kong seawaters and the operation of local fish farms. The volume of catch and the output of fish farms had dwindled lately. ● While supporting the resolve of the Administration in tackling the land shortage problems, expressed fishermen's concerns about the impact of the reclamation at the central waters on the fisheries industry in Hong Kong.

No.	Name of deputation/individual	Submission/Major views and concerns
		<ul style="list-style-type: none"> ● Opined that the existing EIA mechanism was not effective in safeguarding the interest of the fisheries industry. ● Enquired about the followings: (a) proposed actions by the Administration to support the fisheries industry with the proposed funding sought for the Study; (b) whether the Administration would reserve some plots of land at the reclaimed land mass for the promotion and development of fisheries industry, such as setting up of an angling base; and (c) whether the Administration might consider policy initiatives to facilitate fishermen in modifying their business models and developing other related trades, including establishing fish farms, and developing leisure fishing at the waters along the Greater Bay Area and Belt & Road Initiative, so that the fishermen needed not rely on fishing alone to make their living. ● Also commented that applications for funds under the \$500-million Sustainable Fisheries Development Fund were met with very low acceptance rate. ● Urged the Administration to map out appropriate mitigation measures after conducting the Fisheries Impact Assessment Study under LTV.
<u>Session Five</u>		
82.	Path of Democracy	<ul style="list-style-type: none"> ● LC Paper No. CB(1)846/18-19(64)
83.	Mr Boris LO	<ul style="list-style-type: none"> ● Expressed support for the reclamation at Lantau as a means to increase the supply of housing for the next generations. ● Noted the environmental concerns but considered that the impact of reclamations and the effectiveness of mitigation measures would be monitored by the Environmental Protection Department. ● Considered the proposed location of reclamation was the best among available options.
84.	Mr LAU Wing-tat	<ul style="list-style-type: none"> ● Expressed support for development of artificial islands in the central waters as a means to increase housing supply for all classes in the society. ● Considered that the Administration should implement the project without delay and study other potential reclamation projects.

No.	Name of deputation/individual	Submission/Major views and concerns
85.	Mr YIM Chi-ming	<ul style="list-style-type: none"> ● Expressed views about the cramped living conditions suffered by some at present and the desire for measures to improve the situation.
86.	Mr LAU Chun-fung	<ul style="list-style-type: none"> ● Expressed support for LTV and considered that the Administration should implement the same without delay. ● Concerning the suggestion of developing brownfield site for housing developments, expressed concerns that (a) it involved time-consuming and costly procedures in resolving disputes with the landowners and the business operators at the brownfield sites; and (b) the transport facilities might not be able to support the resultant surge in population. ● Commented that the lead time for developing the periphery of country parks was long and would lead to environmental concerns. ● As opposed to development of brownfield sites and the periphery of country parks, obtaining land plots by reclamation was more effective in the long run.
87.	Association of Engineering Professionals in Society Ltd	<ul style="list-style-type: none"> ● LC Paper No. CB(1)892/18-19(17) (Chinese version only)
88.	Living Islands Movement	<ul style="list-style-type: none"> ● LC Paper No. CB(1)964/18-19(05)
89.	陳曉峰先生	<ul style="list-style-type: none"> ● Expressed support for LTV. ● Gave views about the impact of high land rent on the competitiveness of Hong Kong.
90.	Miss MAK Hei-man	<ul style="list-style-type: none"> ● Expressed objection to the development of artificial islands in the central waters. ● Mentioned about the significant drop in the number of Chinese White Dolphins after the implementation of reclamation works for the development of artificial islands under the Hong Kong-Zhuhai-Macao Bridge ("HZMB") project and considered that the mechanism of EIA was flawed in monitoring the impact of capital works on the ecosystems. ● Expressed the worry that given the proposed reclamation in the central waters involved an area 10 times of that covered by the reclamation works under the HZMB project, the reclamation project at central waters might do even more harm to the marine

No.	Name of deputation/individual	Submission/Major views and concerns
		<p>ecosystem in the central waters and impacted negatively on the biodiversity there.</p> <ul style="list-style-type: none">● Said that there were sightings of Yangtze Finless Porpoises and Chinese White Dolphins in the waters of Kau Yi Chau and Ping Chau respectively at times. On this basis, the Administration should not assert that East Lantau was suitable for reclamation before conducting an in-depth study of the ecosystem in the waters there.
91.	Mr CHAN Man-kit	<ul style="list-style-type: none">● LC Paper No. CB(1)846/18-19(66) (Chinese version only) (Restricted to Members)
92.	Hong Kong Dolphin Conservation Society	<ul style="list-style-type: none">● LC Paper No. CB(1)846/18-19(67) (Chinese version only)