

## Legislative Council Panel on Development

### **The Administration's Responses to Follow-up actions to "Briefing by the Secretary for Development on the Chief Executive's 2018 Policy Address" policy briefing-cum-meeting on 23 October 2018**

At the policy brief-cum-meeting on 23 October 2018, Members of the Panel requested the Administration to provide further information on reclamation projects. This Bureau has made an interim reply in December 2018, details of which are in Legislative Council Paper No. CB(1)394/18-19(01), this paper provides the remaining information.

#### **Details of the reclamation projects carried out in Hong Kong since 1980s, including the area of land created, project cost, and the economic benefits of the respective projects**

We do not have statistical data on area of land created, cost and the economic benefit of each reclamation project carried out since 1980s. During the past months, the works departments have endeavoured to search for the records in order to provide relevant information.

#### Area of land created

With reference to the information at the websites<sup>1</sup> of the Lands Department, the Civil Engineering and Development Department and the Planning Department, a total of about 7 000 hectares of land was reclaimed between 1887 and 2018, representing about 25% of the total urban and built-up land area of Hong Kong. Amongst the total, over 3800 ha of the reclaimed land was formed between 1985 and 2018.

#### Economic benefits of reclamation projects

The reclaimed land is mainly for housing and economic development, including new town development<sup>2</sup>, commercial and industrial development<sup>3</sup>, infrastructures such as airport, port and transport facilities. This shows that formation of land by

<sup>1</sup> Relevant information can be downloaded from the following websites:

[https://www.landsd.gov.hk/mapping/en/publications/hk\\_geographic\\_data\\_sheet.pdf](https://www.landsd.gov.hk/mapping/en/publications/hk_geographic_data_sheet.pdf)

[https://www.cedd.gov.hk/eng/about/community/community/doc/Info\\_Sheet3-2.pdf](https://www.cedd.gov.hk/eng/about/community/community/doc/Info_Sheet3-2.pdf)

[https://www.pland.gov.hk/pland\\_en/info\\_serv/statistic/landu.html](https://www.pland.gov.hk/pland_en/info_serv/statistic/landu.html)

<sup>2</sup> The six new towns involving reclamation are Tsuen Wan, Tuen Mun, Shatin/Ma On Shan, Tai Po, Tseung Kwan O and Tung Chung.

<sup>3</sup> Parts of the two Central Business Districts (Central and Kowloon East) are located on reclaimed land.

reclamation brings enormous social and economic benefits to Hong Kong.

Cost of reclamation projects

Relevant works departments have endeavoured to search for records of the reclamation projects carried out since 1980s. The relevant available information are provided at **Annex I**.

**Development Bureau**

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### Cost of Reclamation Projects carried out in Hong Kong since 1980s

We do not have statistical data on the cost of individual reclamation project carried out since 1980s. The works departments have endeavoured to search for the records. Based on available information, the prices of the public works contracts, which reclamation being the major part of the works, are listed in **Table 1**.

Besides, based on the available information, there are some public works contracts involving a small amount of reclamation works. These public works contracts are mainly to construct infrastructure other than reclamation, such as roads, pumping stations, waste management facilities, etc. In these public works contracts, we could not find the information which accurately represents the cost of the reclamation works. The title and scope of these public works contracts are listed in **Table 2** for reference.

**Table 1**

	<b>Public Works Contracts which Reclamation being the Major Part of the Works [Area of Reclamation]</b>	<b>Contract Price (\$ Million)</b>	<b>Works Commencement Date</b>
1	Construction of Yau Ma Tei Replacement Typhoon Shelter and Jordan Road Reclamation Phase I <sup>1</sup>	1,097.3	April 1991
2	West Kowloon Reclamation Northern Area Phase 1 <sup>1</sup>	1,549.4	August 1991
3	Yau Ma Tei Typhoon Shelter Reclamation and Re-provisioning of Waterfront Facilities <sup>1</sup>	821.0	October 1992
4	West Kowloon Reclamation Northern Area Phase 2 <sup>1</sup>	2,555.2	February 1993
5	Jordan Road Reclamation Phase II and Construction of Temporary Passenger Ferry Pier <sup>1</sup>	118.0	January 1995

<sup>1</sup> Based on available information, the total area of reclamation under the public works contracts of items 1 to 5 is about 340 hectares.

<b>Public Works Contracts which Reclamation being the Major Part of the Works [Area of Reclamation]</b>		<b>Contract Price (\$ Million)</b>	<b>Works Commencement Date</b>
6	Penny's Bay Reclamation (Stage 1) [about 200 hectares]	3,980.0	May 2000
7	Penny's Bay Reclamation (Stage 2) [about 60 hectares]	1,005.0	April 2003
8	Central - Wan Chai Bypass — North Point Reclamation [about 3 hectares]	303.1	December 2009
9	Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities – Reclamation [about 150 hectares]	6,989.0	November 2011
10	Tung Chung New Town Extension – Reclamation and Advance Works [about 130 hectares]	12,076.0	December 2017

Note: Apart from area of reclamation, contract price of reclamation works depends on a number of engineering-related factors, including water depth, formation level of reclaimed land, length of seawall, geotechnical conditions (e.g. thickness of marine mud), reclamation method (e.g. adoption of non-dredged method and deep cement mixing method). Economic factors such as inflation also affects contract price.

**Table 2**

<b>Public Works Contracts Involving a Small Amount of Reclamation Works</b>		<b>Works Commencement Date</b>	<b>Scope of the Works</b>
1	Central Reclamation	February 2003	The contract involved construction of roads, public

	<b>Public Works Contracts Involving a Small Amount of Reclamation Works</b>	<b>Works Commencement Date</b>	<b>Scope of the Works</b>
	Phase III – Engineering Works		transport interchange and associated services, construction of pumping station structures, and reprovisioning of the existing cooling water pumping systems, piers, Government heliport and the affected waterfront facilities, in order to provide 18 hectares of reclaimed land for construction of the Central – Wan Chai Bypass. The contract also involved associated drainage improvement works and landscaping works.
2	Wan Chai Development Phase II – Central - Wan Chai Bypass at Hong Kong Convention and Exhibition Centre	December 2009	<u>Items 2 to 5</u> The key purpose of Wan Chai Development Phase II (WDII) was to provide land at Wan Chai North and North Point for construction of the Central - Wan Chai Bypass and Island Eastern Corridor Link (hereafter referred to as “the CWB”). Each works contracts of WDII mainly involved construction of the CWB and associated part of reclamation and land formation. The total area of
3	Wan Chai Development Phase II – Central - Wan Chai Bypass at Wan Chai East	January 2010	

<b>Public Works Contracts Involving a Small Amount of Reclamation Works</b>		<b>Works Commencement Date</b>	<b>Scope of the Works</b>
4	Wan Chai Development Phase II – Central - Wan Chai Bypass over MTR Tsuen Wan Line	January 2011	reclamation under these four works contracts and “Central - Wan Chai Bypass — North Point Reclamation” (i.e. Item 8 in Table 1 above) was approximately 12.7 hectares.
5	Wan Chai Development Phase II – Central - Wan Chai Bypass at Wan Chai West	January 2013	
6	Tuen Mun - Chek Lap Kok Link – Northern Connection Sub-sea Tunnel Section	August 2013	The Contract involved the design and construction of a dual two-lane sub-sea tunnel of approximately 5 km long between Tuen Mun Area 40 and the Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities (HKBCF), and reclamation to form extra land of approximately 16.5 hectares as the northern landfall of the sub-sea tunnel of Tuen Mun - Chek Lap Kok Link.
7	Hong Kong-Zhuhai-Macao Bridge Hong Kong Link Road – Section between Scenic Hill and Hong	May 2012	The Contract involved the design and construction of a dual 3-lane tunnel of approximately 1 km long, a dual 3-lane at-grade road of

<b>Public Works Contracts Involving a Small Amount of Reclamation Works</b>	<b>Works Commencement Date</b>	<b>Scope of the Works</b>
Kong Boundary Crossing Facilities		approximately 1.6 km long and the road links between the HKBCF and the Hong Kong International Airport (HKIA), and associated reclamation of approximately 23 hectares along the east coast of HKIA.
8 Integrated Waste Management Facilities Phase 1 (design-build and operation contract)	November 2017	The Contract involved the design, construction and operation of the Integrated Waste Management Facilities (Phase 1), which included design and construction of a mixed municipal solid waste incineration plant, associated building, civil engineering, electrical and mechanical works and landscaping works, as well as reclamation of approximately 16 hectares at the south western coast of Shek Kwu Chau