

Enhancing Land Supply Strategy

RECLAMATION OUTSIDE VICTORIA HARBOUR and **ROCK CAVERN** **DEVELOPMENT**

Report on Stage 2 Public Engagement
Executive Summary



Contents

<u>Chapter</u>		<u>Page</u>
1	Introduction	1
2	The Consultancy Team	3
3	Summary of Views on Proposed Sites	4
4	Methodology and Detailed Analysis	7
5	Conclusion	25
Appendix I	Location Plan of the Proposed Sites in Stage 2 Public Engagement	
Appendix II	Dissemination of Information about the Public Engagement Exercise	
Appendix III	Public Engagement Activities	

1. Introduction

During Stage 1 of the public engagement (PE) exercise on the Enhancing Land Supply Strategy conducted from November 2011 to March 2012, public feedback has shown broad support to a “six-pronged approach”, including reclamation outside Victoria Harbour and rock cavern development (RCD). On the other hand, impacts on the environment and the local communities were considered the most important site selection criteria when selecting reclamation and RCD sites.

Based on the site selection criteria and the results of broad technical assessments, a few potential reclamation sites outside Victoria Harbour and RCD sites were selected for consultation in the Stage 2 Public Engagement (PE2) exercise, conducted between 21 March 2013 and 21 June 2013. The sites for consultation were:

- Five potential near-shore reclamation sites at Lung Kwu Tan in Tuen Mun, Siu Ho Wan and Sunny Bay on North Lantau, Tsing Yi Southwest, and Ma Liu Shui in Sha Tin;
- Possible artificial islands in the central waters between Lantau and Hong Kong Island; and
- Three pilot schemes of RCD, namely Diamond Hill Fresh Water and Salt Water Service Reservoirs, Sai Kung Sewage Treatment Works (STW) and Sham Tseng STW.

A location plan of the proposed sites can be found at **Appendix I**.

The aim of PE2 was to seek public views on the possible land uses for the proposed reclamation and RCD sites as well as the areas of concern to be addressed in future technical studies.

The PE2 exercise was co-organized by the Development Bureau, Civil Engineering and Development Department (CEDD) and Planning Department of the Government of the Hong Kong Special Administrative Region. To enhance the public awareness of the exercise and to encourage public participation, various means, as described in **Appendix II**, were deployed in disseminating the information.

A series of PE activities including public forums and roving exhibitions were organized by the Government. Details of these activities can be found in **Appendix III**. The consultation document, Stage 2 Public Engagement Digest (PE2 Digest), was widely disseminated to the public at various outlets including District Offices, roving exhibition counters and public forums. A web version of the PE2 Digest has been uploaded onto the PE website.

The Panel on Development of the Legislative Council was consulted on 23 April 2013. Government officials attended a Special Meeting of the Panel on 1 June 2013 to listen to the views of the deputations. Seven District Councils, in which constituencies the eight potential reclamation and RCD sites and the possible artificial islands are located, were also consulted, amongst other stakeholders including green groups, local concerns groups and residents' groups.

2. The Consultancy Team

Ove Arup & Partners Hong Kong Limited (the Consultant) has been commissioned by CEDD to undertake a feasibility study on the two land supply options, namely reclamation outside Victoria Harbour and RCD. The Consultant is also responsible for conducting the PE exercise.

A-World Consulting Limited has been appointed as the sub-consultant responsible for the planning and implementation of the PE activities.

The Social Sciences Research Centre of the University of Hong Kong (the Research Centre) was engaged by A-World Consulting as an independent research consultant for the collection, compilation, analysis and reporting of the views expressed by stakeholders and members of the public.

Feedback were collected through various channels in PE2, including PE meetings organized by the Government or attended by Government officials, written submissions, comment forms collected during PE activities, signature campaigns / petitions organised by community groups, and newspaper, magazine and online media reports, etc. In addition, a feedback questionnaire survey was conducted by the Research Centre at roving exhibitions through face-to-face interviews and self-administered mode to collect public views. All the feedback collected was qualitative in nature and was analyzed by the Research Centre using qualitative methods.

The full report of “Report on Stage 2 Public Engagement” can be found on the PE website: <http://www.landsupply.hk>, comprising this Executive Summary and the report on qualitative feedback of the Research Centre in their original format. This Executive Summary was compiled based on the independent report produced by the Research Centre.

3. Summary of Views on Proposed Sites

3.1 Supported Land Use

- Land reserve and residential development (in particular the public rental housing) received the highest count among the supported land uses mentioned by respondents in respect of the five potential near-shore reclamation sites outside Victoria Harbour and possible artificial islands in the central waters between Lantau and Hong Kong Island.
- For the three pilot RCD schemes, the potential land uses for the released site recording the highest count in support were residential development (in particular public rental housing), public parks, and recreational or leisure facilities.
- Increasing job opportunities, along with alleviating housing shortage, were most frequently mentioned by respondents as reasons for supporting reclamation.
- Some comments were received on unsupported land uses, many of which rejected residential development because of concerns about height or density of the buildings or rejection of private luxurious residential development. For the potential reclamation site at Ma Liu Shui, private luxurious residential development was the land use most frequently mentioned by respondents as unsupported use. ‘Not-in-my-backyard’ (NIMBY) facilities¹ were also frequently mentioned by respondents as unsupported uses for possible artificial islands in central waters.

3.2 Particular Aspects the Government should Pay Attention to when Carrying Out Further Studies

- Impact on marine ecology, including encroachment on habitats of Chinese White Dolphins (CWDs)², and ecological conservation were two common

¹ Not-in-my-backyard (NIMBY) facilities usually refer to unwelcomed facilities that are unsightly and disrupting local communities such as sewage treatment works, columbarium, industrial setup, etc.

² Some feedback expressed concerns about the impact on CWDs irrespective of the fact that there was no record of sightings of CWDs at some sites. While no sighting of CWDs was recorded at Tsing Yi Southwest and Ma Liu Shui, feedback was received about the impact on CWDs if reclamation was implemented at these two sites.

themes of concerns about reclamation sites (including artificial islands in central waters). Other than environmental issues, transportation was a main concern.

- There was particularly strong resistance against the proposed reclamation at Ma Liu Shui as conveyed through feedback questionnaires collected in Ma On Shan³ as well as signature campaigns/petitions (SCPs) organized by some local groups and residents' groups. SCPs and Facebook campaign (FB) initiated by the Student Union of The Chinese University of Hong Kong (CUHK) also contributed to such resistance.⁴ Impact on existing community and transportation services, and concerns about the environment including coastal landscape and habitats, marine ecology, air and noise pollution, water flow and quality of Shing Mun River were the key reasons behind the resistance.
- The feedback received from the SCPs and FB organized by the Student Union of CUHK⁵ constituted a significant portion of the total comments on impact on landscape or habitats along the shoreline cutting across all potential near-shore reclamation sites.
- Impact on the local community and environment, transportation issue, and engineering feasibility including safety of rock cavern were the main concerns of respondents about potential RCD sites.

3.3 Other Views

- Although the PE2 Digest did not explicitly ask whether people accept or reject the specific site proposals, many respondents made their views explicit through SCPs expressing combined opposition to all five near-shore reclamation sites. The SCPs and FB organized by the Student Union of CUHK constituted the biggest source of combined rejection of

³ The feedback questionnaires were mainly collected from the local groups and residents' groups of On Tai, Chung On, Heng On and Tai Shui Hang areas, which are located on the opposite bank of the potential Ma Liu Shui reclamation site. For details please read Section 4 of this Executive Summary.

⁴ A total of 4,634 feedback was collected from the SCP and FB organized by the Student Union of CUHK.

⁵ Ditto

all five near-shore reclamation sites⁶. Acceptance of the reclamation sites was also expressed in the form of combined acceptance of all sites through SCPs, with some groups in the construction industry providing the bulk of such combined acceptance.

- As for the RCD sites, the acceptance and rejection of sites was again mostly in form of combined positions, though of a significantly smaller number than those in relation to reclamation sites.
- A considerable number of general views towards the proposals without naming specific sites were received. Impact on the habitats of CWDs, concerns about ecological conservation, and impact on landscape or habitats along shorelines were most frequently mentioned among the main reasons cited against reclamation proposals in general. General concerns about RCD proposals, of a much smaller number than concerns about reclamation, were mostly about environmental issues.

⁶ A total of 4,634 feedback was collected from the SCP and FB organized by the Student Union of the CUHK.

4. Methodology and Detailed Analysis

The objectives of the PE2 are to consult the public particularly the locals on what land uses they would support for each of the potential reclamation and RCD sites, and what particular aspects, in their views, the Government should pay attention to when carrying out further studies on these sites. Respondents could express views on topics other than those specifically raised in the consultation document.

The public views collected from the PE2 were qualitative in nature, i.e. in form of response to open-ended questions in questionnaires, gists of discussions at public forums or other PE meetings, written submissions in form of individual letters or emails, signature campaigns or petitions organized by interest parties, etc. Typically, qualitative feedback reflects views of respondents sufficiently motivated to express their opinions.

Although the feedback is qualitative in nature and only represent those who chose to make known their opinions through their chosen channels, all feedback collected has been counted and collated by the Research Centre according to a qualitative analytical framework it formulated. Notwithstanding the counting and collation, the results generated should not be treated as data collected by quantitative means. In other words, the counting of qualitative feedback does not transform the qualitative opinion collection exercise into a quantitative survey based on a randomly selected sample that generates results representative of the entire population's views. Although the opinion collection exercise was qualitative by nature, views or concerns registering a big count do reflect strong views and serious concerns among those who were motivated enough to put forward their views.

4.1 Feedback Questionnaires

A bilingual feedback questionnaire was designed by the Research Centre to answer the three questions specified by the Government in the PE2 Digest⁷ inviting members of the public to provide their views. Public could provide response to the open-ended questions or express other views in the

⁷ Page 31, Stage 2 Public Engagement Digest: Enhancing Land Supply Strategy – Reclamation Outside Victoria Harbour and Rock Cavern Development (March 2013)

questionnaire.

The feedback questionnaire was used in face-to-face interviews conducted by qualified researchers of the Research Centre at the locations where the roving exhibitions were held, except one of the venues where face-to-face interviews was not allowed. They were also distributed to other visitors of the exhibitions for completion in a self-administered mode. The respondents could then provide an informed response to the subject matter after visiting the exhibition.

In addition, a number of local groups and residents' groups from On Tai, Chung On, Heng On and Tai Shui Hang areas in Ma On Shan⁸ had requested large quantities of questionnaires for distribution in many housing estates of the community, many of which were subsequently submitted in bulk.

4.2 Other Collection Channels

In addition to the feedback questionnaires, qualitative feedback from the public was collected through various channels, including comments collected during PE activities and various briefings and consultation meetings, written submissions, signature campaigns or petitions, and newspaper, magazine and online media reports.

4.3 Number of Feedback Collected

A total of 38,084 submissions were received by the end of the PE2 on 21 June 2013.

A total of 9,979 feedback questionnaires were collected, including questionnaires completed through face-to-face interviews by the Research Centre and self-administered questionnaires collected at exhibitions or submitted later by fax, post, email or in person.

Among the 9,979 questionnaires received, 7,528 (75%) were collected from the Ma On Shan community. 6,958 questionnaires were submitted in bulk from

⁸ These local groups and residents' groups are mainly from On Tai, Chung On, Heng On and Tai Shui Hang areas. They are sub-areas in Ma On Shan, which are named according to constituency of Sha Tin District Council elections, located on the opposite bank of the potential reclamation site.

the local groups and residents' groups of On Tai, Chung On, Heng On and Tai Shui Hang areas. At the roving exhibitions held in Heng On Estate and Kam Tai Court in Ma On Shan, a total of 570 completed questionnaires were collected either by face-to-face interviews conducted by the Research Centre or in self-administered mode.

Other than feedback questionnaires, a total of 28,105 submissions in various forms providing qualitative feedback were received through different channels.

Of these 28,105 non-questionnaire based feedback, 23,094 (82%) originated from 57 SCPs organized by local groups and residents' groups, green groups, fisherman groups, other concerns groups and groups from the construction industry, and the FB initiated by the Student Union of CUHK. As in the feedback collected through questionnaire, the Ma On Shan area constituted the biggest single source of non-questionnaire based feedback, with 10,692 feedback from 13 SCPs and the FB organized by a number of Ma On Shan residents' groups and the Student Union of CUHK.

There were 2,723 written submissions in form of drawings, message cards or essays from primary school students. There were 1,445 other written submissions submitted in either soft or hard copies. There was an opinion survey conducted by a group in construction industry consulting their members. The results submitted were considered as a single submission.

Apart from the gist of discussion, a total of 157 comment sheets and six on-line posts were received from participants at the two public forums. There were 75 written submissions made to the Legislative Council for the Special Meeting of the Panel on Development held on 1 June 2013. Apart from the said PE meetings, there were 56 meetings or briefings conducted for the related District Councils, green groups, institutes, residents, political parties and other stakeholders, of which the views expressed were summarized and included in the analysis.

There were 415 news articles, 108 columns, and 23 editorials on the subject matter, collected from 25 newspapers and magazines and 12 online media during the PE period.

4.4 Reporting and Analysis

All feedback collected from the aforementioned channels was coded and categorised by the independent Research Centre according to an analytical framework, and analysed using qualitative method.

It should be noted that the feedback was not a random sample of any population, so statistical tests, which assume random samples, are not applicable.

4.5 Key Findings on Views Collected about Potential Sites

As mentioned above, the aim of PE2 was to seek public views on possible land uses for the proposed reclamation and RCD sites as well as the areas of concern to be addressed in future technical studies.

Specifically, three specific questions were put forward in the PE2 Digest inviting the public to provide feedback, namely:

- What land uses do you wish to include in the proposed reclamation and RCD sites?
- What particular aspects on individual reclamation and RCD sites should the Government pay attention to when carrying out further studies?
- What land uses do you wish to include on the artificial islands in the central waters?

The following is a summary of feedback related to the three questions.

Potential Reclamation Sites

Lung Kwu Tan

(a) Land Use

There were 5,131 feedback received on suggested land uses at the potential site at Lung Kwu Tan which the Government should consider in future studies.

Land reserve (2,079) received the highest support as regards the supported land use. Residential development (1,268) came next, among which 294 respondents showed clear preference towards public rental housing, 78

respondents towards Home Ownership Scheme housing and 72 respondents towards private residential housing.

On the other hand, residential development (87) was mentioned as unsupported use in some feedback, some of which expressed concerns on building height or density.

Other major supported land covered uses for commercial, industrial, Government, institution and community facilities (GIC), open space and utilities. These included:

- utilities (329) including incinerator (103), landfills (76), power supply facilities (69) and solid waste treatment or recycling facilities (61);
- recreational or leisure facilities (169);
- public parks (115);
- industrial land / estate / facilities (102); and
- tourism related facilities such as hotels (95).

New town, which is in form of comprehensive development, received some support (70).

(b) Aspects of Specific Concern

A considerable number of respondents indicated that reclamation works would increase job opportunities (2,399) and help alleviate housing problem (1,765). Some considered that reclaiming at Lung Kwu Tan would be beneficial to local community (497) and to economic growth (135).

Meanwhile, there were 12,096 feedback received on concerns about Lung Kwu Tan that the Government should pay attention to in future studies.

Impact on marine ecology (1,776) including encroachment on habitats of CWDs (877), ecological conservation (568), transportation (468), cost-effectiveness (425) and the need to expedite land supply (271) were common major concerns shared by all five potential near-shore reclamation sites and artificial islands.

Impact on the landscape or habitats along the shorelines (5,960) was a common major concern shared by all five potential near-shore reclamation sites.

Other major concerns as regards Lung Kwu Tan included development constraints imposed by NIMBY facilities nearby (1,331), impact on local community (210), air pollution near the development sites (105), deterioration of seawater quality (58), importance of EIA (56) and engineering feasibility (54).

Siu Ho Wan

(a) *Land Use*

There were 5,220 feedback received on suggested land uses at the potential site at Siu Ho Wan which the Government should consider in future studies.

Land reserve (2,046) received the highest support as regards the supported land use. Residential development (1,331) came next, among which 283 respondents showed clear preference towards public rental housing, 96 respondents towards private residential housing and 79 respondents towards Home Ownership Scheme housing.

On the other hand, residential development (78) was mentioned as unsupported use in some feedback mainly because of the concerns over the building height or density (52).

Other major supported land uses covered uses for commercial, industrial, GIC, open space and transportation. These included:

- tourism related facilities such as hotels (254);
- logistics facilities (220);
- recreational or leisure facilities (152);
- public parks (84);
- shopping and dining (63);
- tourist spot (56); and
- airport related facilities (55).

New town, which is in form of comprehensive development, received some support (63).

(b) Aspects of Specific Concern

A considerable number of respondents indicated that reclamation works would increase job opportunities (2,401) and help alleviating housing problem (1,764). Some considered that reclaiming at Siu Ho Wan would be beneficial to local community (497) and to economic growth (137).

Meanwhile, there were 10,453 feedback received on concerns about Siu Ho Wan that the Government should pay attention to in future studies.

Impact on marine ecology (3,018) including encroachment on habitats of CWDs (806), ecological conservation (525), transportation (496), cost-effectiveness (412) and the need to expedite land supply (271) were common major concerns shared by all five potential near-shore reclamation sites and artificial islands.

Impact on the landscape or habitats along the shorelines (4,675) was a common major concern shared by all five potential near-shore reclamation sites.

Other major concerns as regards Siu Ho Wan included impact on local community (94), noise pollution near the development sites (91), deterioration of seawater quality (62), encroachment on nearby conservation areas (54), and importance of EIA (50).

Sunny Bay***(a) Land Use***

There were 5,434 feedback received on suggested land uses at the potential site at Sunny Bay which the Government should consider in future studies.

Land reserve (2,042) received the highest support as regards the supported land use. Residential development (1,054) came next, among which 214 respondents showed clear preference towards public rental housing, 75 respondents towards private residential housing and 56 respondents towards Home Ownership Scheme housing.

On the other hand, residential development (66) was mentioned as unsupported

use in some feedback, many of which expressed concerns on building height or density.

Similar order of support was observed towards commercial use (913) as for residential use, particularly for tourism related facilities such as hotels (626). Use for shopping or dining (95) also received some support.

Other major supported land uses were uses for GIC and open space, which included:

- thematic parks (304);
- recreational or leisure facilities (283);
- public parks (105);
- tourist spots (99); and
- holiday village (63).

(b) Aspects of Specific Concern

A considerable number of respondents indicated that reclamation works would increase job opportunities (2,396) and help alleviating housing problem (1,766). Some considered that reclaiming at Sunny Bay would be beneficial to local community (499) and to economic growth (137).

Meanwhile, there were 8,928 feedback received on concerns about Sunny Bay that the Government should pay attention to in future studies.

Impact on marine ecology (1,599) including encroachment on habitat of CWDs (739), ecological conservation (465), transportation (458), cost-effectiveness (424) and the need to expedite land supply (271) were common major concerns shared by all five potential near-shore reclamation sites and artificial islands.

Impact on the landscape or habitats along the shorelines (4,681) was a common major concern shared by all five potential near-shore reclamation sites.

Other major concerns as regards Sunny Bay included impact on local community (99), deterioration of seawater quality (54), noise pollution near the development sites (53), air pollution near the development sites (50), and importance of EIA (50).

Tsing Yi Southwest

(a) Land Use

There were 4,791 feedback received on suggested land uses at the potential site at Tsing Yi Southwest which the Government should consider in future studies.

Land reserve (1,974) received the highest support as regards the supported land use. Residential development (1,233) came next, among which 239 respondents showed clear preference towards public rental housing, 98 respondents towards Home Ownership Scheme housing and 65 respondents towards private residential housing.

Other major supported land uses were more on industrial uses and transportation, than uses for GIC and open space. These included:

- container terminals (350)
- logistics facilities (224);
- pier (128);
- industrial land / estate / facilities (103);
- public parks (61); and
- recreational or leisure facilities (58).

(b) Aspects of Specific Concern

A considerable number of respondents indicated that reclamation works would increase job opportunities (1,704) and help alleviating housing problem (1,768).

Meanwhile, there were 8,454 feedback received on concerns about Tsing Yi Southwest that the Government should pay attention to in future studies.

Impact on marine ecology (1,387) including encroachment on Chinese White Dolphin ⁹ (598), ecological conservation (186), transportation (486), cost-effectiveness (415) and the need to expedite land supply (272) were common major concerns shared by all five potential near-shore reclamation sites and artificial islands.

⁹ **Supplementary information:** According to Final Report of “Monitoring of Marine Mammals in Hong Kong Waters (2012-13)” prepared by Hong Kong Cetacean Research Project, there was no record of sighting of CWDs at Tsing Yi Southwest from 2007 to 2013.

Impact on the landscape or habitats along the shorelines (4,655) was a common major concern shared by all five potential near-shore reclamation sites.

Other major concerns as regards Tsing Yi Southwest included impact on local community (139), affecting shipping lanes or safety (92), noise pollution near the development sites (81), air pollution near the development sites (60), and deterioration of seawater quality (52).

Ma Liu Shui

(a) Land Use

There were 4,968 feedback received on suggested land uses at the potential site at Ma Liu Shui which Government should consider in future studies.

Land reserve (2,048) received the highest support as regards the supported land use. Residential development (1,669) came next, among which 318 respondents showed clear preference towards public rental housing, 136 respondents towards Home Ownership Scheme housing and 117 respondents towards private residential housing. Among five potential near-shore reclamation sites, Ma Liu Shui site received the highest count in supported land use of residential development.

On the other hand, residential development (533) was mentioned as unsupported use in some feedback including private luxurious residential development (368) and densely-built or high-rise residential buildings (136).

Other major supported land uses were uses for GIC and open space, which included:

- recreational or leisure facilities (147);
- research institute (144);
- public parks (134); and
- schools (120).

(b) Aspects of Specific Concern

A considerable number of respondents indicated that reclamation works would

increase job opportunities (2,394) and help alleviating housing problem (1,765). Some considered that reclaiming at Ma Liu Shui would be beneficial to local community (1,199), having less impact on environment (705) and beneficial to economic growth (137).

Meanwhile, there were 40,746 feedback received on concerns about Ma Liu Shui that the Government should pay attention to in future studies. It was about 4 times the average of other potential reclamation sites.

Impact on marine ecology (4,039) including encroachment on Chinese White Dolphin¹⁰ (617), ecological conservation (2,066), transportation (2,850), cost-effectiveness (603), and the need to expedite land supply (275) were common major concerns shared by all five potential near-shore reclamation sites and artificial islands.

Impact on the landscape or habitats along the shorelines (6,391) was a common major concern shared by all five potential near-shore reclamation sites.

Other major concerns on Ma Liu Shui included impact on local community with respect to cultural heritage (7,009) and urban planning or community facilities (2,410), air pollution near the development sites (3,280), affecting water flow (2,661), deterioration of seawater quality (1,669), noise pollution near the development sites (1,566), need of long-term planning (1,478), construction cost (188), construction period being too long (180), increased flooding risk at Shing Mun River (82), and population density being too high (56).

Possible Artificial Islands in Central Waters

(a) Land Use

There were 4,996 feedback received on suggested land uses at the possible artificial islands in central waters which the Government should consider in future studies.

Land reserve (2,054) received the highest support as regards the supported land

¹⁰ **Supplementary information:** According to Final Report of “Monitoring of Marine Mammals in Hong Kong Waters (2012-13)” prepared by Hong Kong Cetacean Research Project, there was no record of sighting of CWDs at Ma Liu Shui from 2007 to 2013.

use. Residential development (765) came next, among which 141 respondents showed clear preference towards public rental housing. It has lower count in supported land use of residential development when compared with potential near-shore reclamation sites.

Other major supported land uses covered uses for commercial, industrial, GIC, open space and utilities. These included:

- tourism related facilities such as hotels (330);
- recreational or leisure facilities (236);
- utilities (205) including solid waste treatment or recycling facilities (61) and incinerator (55);
- holiday village (204);
- tourist spots (99);
- industrial land / estate / facilities (71); and
- NIMBY facilities including those relocated from urban areas (50).

New town, which is in form of comprehensive development, received more support (190) as potential land use for artificial islands than for other potential near-shore reclamation sites.

However, NIMBY facilities (331) were mentioned in signature campaigns as unsupported use for the possible artificial islands in central waters.

(b) Aspects of Specific Concern

A considerable number of respondents indicated that reclamation works would increase job opportunities (2,389) and help alleviating housing problem (1,766). Some considered that constructing the artificial islands in central waters would be beneficial to local community (494) and to economic growth (138).

Meanwhile, there were (6,370) feedback received on concerns about artificial islands in central waters that the Government should pay attention to in future studies.

Impact on marine ecology (2,318) including encroachment on habitats of CWDs (607), ecological conservation (360), transportation (548), cost-effectiveness (508) and the need to expedite land supply (272) were common major concerns shared by all five potential near-shore reclamation

sites and artificial islands.

Other major concerns as regards possible artificial islands in central waters included deterioration of seawater quality (419), air pollution near the development site (376), impact on fisheries (354), noise pollution near the development site (346), affecting shipping lanes or safety (217), impact on local community (203) including cultural heritage (64), construction cost (83), affecting water flow (69) and engineering feasibility (57).

Pilot RCD Schemes

Relocation of Diamond Hill Fresh Water/ Salt Water Service Reservoirs into Rock Cavern

(a) Land Use

There were 3,551 feedback received on suggested land uses at the released site which the Government should consider in future studies.

Among three pilot RCD schemes, this site received the highest count in supported land use of residential development (2,053), among which 464 respondents showed clear preference towards public rental housing, 206 respondents towards Home Ownership Scheme housing and 86 respondents towards private residential housing.

On the other hand, residential development (85) was mentioned as unsupported use in some feedback, many of which expressed concerns on building height or density.

Other major supported land uses were uses for GIC, open space, and some commercial use which included:

- public parks (255);
- recreational or leisure facilities (235);
- hospital or clinic (120);
- stadiums or sports field (79)
- schools (59); and
- shopping or dining (58).

(b) Aspects of Specific Concern

There were 1,710 feedback received on concerns about the scheme that the Government should pay attention to in future studies.

Transportation (382), impact on local community (271), engineering feasibility (228) including safety of rock cavern (107) and impact on operation of relocated facilities (50), and ecological conservation (75) were common major concerns shared by all three pilot schemes.

Other major concerns as regards this scheme were noise pollution near the development site (101), air pollution near development sites (72), cost effectiveness (67), and urban greening needs (50).

Relocation of Sai Kung STW into Rock Cavern***(a) Land Use***

There were 3,205 feedback received on suggested land uses at the released site which the Government should consider in future studies.

Residential development (1,384) received the highest support as regards the supported land use, among which 222 respondents showed clear preference towards public rental housing, 110 respondents towards private residential housing and 90 respondents towards Home Ownership Scheme housing.

On the other hand, residential development (103) was mentioned as unsupported use in some feedback mainly because of the concerns over building height or density (74).

Other major supported land uses were uses for GIC, open space, and some commercial use which included:

- recreational or leisure facilities (292);
- public parks (244);
- tourism related facilities such as hotels (184)
- water sports facilities (80);
- waterfront promenade (69);
- tourist spot (67); and

- country parks (64).

(b) Aspects of Specific Concern

There were 1,678 feedback received on concerns about the scheme that the Government should pay attention to in future studies.

Transportation (379), impact on local community (160), engineering feasibility (154) including safety of rock cavern (59) and impact on operation of relocated facilities (53), and ecological conservation (151) were common major concerns shared by all three pilot schemes.

Other major concern as regards this scheme was impact on marine ecology (74).

Relocation of Sham Tseng STW into Rock Cavern

(a) Land Use

There were 2,862 feedback received on suggested land uses at the released site which Government should consider in future studies.

Residential development (1,666) received the highest support as regards the supported land use, among which 237 respondents showed clear preference towards public rental housing, 157 respondents towards private residential housing and 118 respondents towards Home Ownership Scheme housing.

On the other hand, residential development (83) was mentioned as unsupported use in some feedback mainly because of the concerns over building height or density (56).

Other major supported land uses were uses for commercial, GIC, open space, and utilities which included:

- public parks (210);
- recreational or leisure facilities (157);
- utilities (97) including power supply facilities (53);
- shopping or dining (51); and
- tourism related facilities such as hotels (51).

(b) Aspects of Specific Concerns

There were 1,666 feedback received on concerns about the scheme that the Government should pay attention to in future studies.

Transportation (516), impact on local community (178), engineering feasibility (149) including safety of rock cavern (65) and impact on operation of relocated facilities (45), and ecological conservation (105) were common major concerns shared by all three pilot schemes.

Other major concern as regards this scheme was air pollution near the development site (52).

4.6 Feedback on Land Uses and Aspects of Concerns Common to All Sites

This section summarises and highlights feedback that was common to all potential reclamation sites, which was mainly generated from feedback questionnaires and SCPs organized by local groups and residents' groups, green groups, and groups from the construction industry.

The feedback on land uses and aspects of concerns were coded and categorized by the Research Centre into 144 different land uses and 56 different aspects of concerns respectively.

Among the supported land uses common to all potential near-shore reclamation sites and artificial islands in central waters, land reserve received the highest number of supportive feedback, and such support was mainly collected from SCPs organized by construction industry groups, while some related feedback was from members of the public.

Residential development, and in particular public rental housing, was the common supported land use for reclamation sites and RCD, but there were also concerns about high-density or high-rise developments.

A considerable number of respondents indicated that reclamation works would increase job opportunities and help alleviate housing shortage, and such views were received mainly from SCPs organized by construction industry groups.

Impact on marine ecology including encroachment on habitats of CWDs¹¹, ecological conservation, transportation, cost-effectiveness and the need to expedite land supply were the common major concerns expressed by respondents as regards all reclamation proposals.

Impact on the landscape or the habitats along the shorelines was a major concern common to all five potential near-shore reclamation sites. The bulk of this set of feedback originated from the FB (3,581 comments) and two SCPs (1,053 comments) initiated by the Student Union of CUHK expressing concerns over the impact on the landscape or habitats along the shorelines of all five potential reclamation sites. The total number of submissions from CUHK students alone was 4,634.

4.7 Other Views: Combined Acceptance / Rejection of Potential Sites

Notwithstanding that the consultation was set out to focus on possible land uses and aspects of concerns specific to each of the potential sites, feedback was received expressing acceptance or rejection of the sites, with a lot of such feedback in the form of combined acceptance or rejection of all proposed reclamation sites or RCD sites.

For potential reclamation sites at Lung Kwu Tan, Tsing Yi Southwest, Siu Ho Wan and Sunny Bay, the majority of both acceptance and rejection¹² was from submissions expressing combined acceptance and rejection of all sites respectively. The submissions expressing rejection of these four sites were mainly generated from the SCPs and the FB initiated by the Student Union of CUHK which expressed combined rejection of all five potential reclamation sites.

The potential site at Ma Liu Shui was an exception of this pattern. While the

¹¹ The concern over the impact on CWD habitats is relevant to three potential sites in western waters only, namely Siu Ho Wan, Sunny Bay and Lung Kwu Tan, but not Tsing Yi Southwest and Ma Liu Shui as there was no sighting of CWD recorded at Tsing Yi Southwest and Ma Liu Shui.

¹² The numbers of submissions accepting or rejecting these four sites ranged from some 6,000 to 9,000, out of which 5,082 and 6,107 submissions showing combined acceptance and rejection to all five reclamation sites respectively. As for rejection, the majority of rejection to these four sites came from combined rejection of all reclamation sites, ranged from around 95% for Sunny Bay site and Tsing Yi Southwest site, to 78% for Siu Ho Wan site and 68% for Lung Kwu Tan site.

acceptance again mainly came from submissions expressing combined acceptance, of the submissions rejecting, the majority did not reject all five reclamation sites¹³ but focused on the Ma Liu Shui site alone. This indicates strong resistance among residents on the opposite bank at On Tai, Chung On, Heng On and Tai Shui Hang areas in Ma On Shan, conveyed through submission in bulk of questionnaires, signatures and petitions organized by local groups and residents' groups, with a distinct focus on Ma Liu Shui as a potential reclamation site.

The majority of the feedback supporting the RCD pilot schemes was from submissions that accepted all three RCD pilot schemes, while the rejections, though of a much lower number, was mainly from submissions that rejected all three rock cavern sites¹⁴.

¹³ Of the 19,829 submissions rejecting the Ma Liu Shui site, 13,722 did not reject all five reclamation sites, i.e. 69% of submissions were rejecting Ma Liu Shui site alone.

¹⁴ The numbers of submissions accepting these three RCD pilot schemes ranged from some 2,000 to 3,000, out of which 2,072 showing combined acceptance. As for rejection, the numbers of submissions rejecting these three RCD pilot schemes ranged from some 200 to 300, out of which 197 showing combined rejection.

5 Conclusion

Findings from PE2 indicate that land reserve, residential development (in particular public rental housing), recreational or leisure facilities and public parks were the four land uses that received most support among those providing feedback on reclamation.

Increasing job opportunities, along with alleviating housing shortage, were most frequently mentioned by respondents as reasons for supporting reclamation.

The dominant themes of concerns about reclamation were about the environment, as in the first stage of the Public Engagement. For the reclamation sites in western waters, the primary concern was the impact on marine ecology, in particular the habitats of CWDs.

There was particularly strong resistance against the potential reclamation site at Ma Liu Shui from residents on the opposite bank at On Tai, Chung On, Heng On and Tai Shui Hang areas in Ma On Shan and some students of CUHK, conveyed through feedback questionnaire, and the SCPs and FB initiated by local groups, residents' groups and the Student Union of CUHK. Impact on existing community and transportation services, and concerns about the environment including coastal landscape and habitats, marine ecology, air and noise pollution, water flow and quality of Shing Mun River were the key reasons behind the resistance.

The large volume of combined resistance to all potential reclamation sites, mostly generated from the SCPs and FB initiated by the Student Union of CUHK but also from some other sources, could indicate considerable resistance to any of the five reclamation sites. On the other hand, the combined acceptance of all five reclamation sites expressed by some construction industry groups suggested an economic argument for reclamation (e.g. in terms of creating jobs) which was supported in some quarters of the community.

There were fewer specific objections to Sunny Bay and Tsing Yi Southwest. The number of specific objections to artificial islands was also comparatively

small.

As for the pilot schemes for RCD, residential development (in particular public rental housing), public parks, and recreational or leisure facilities were three possible land uses that received the most support. Major concerns about the pilot schemes were mainly related to the environment, transportation and safety.

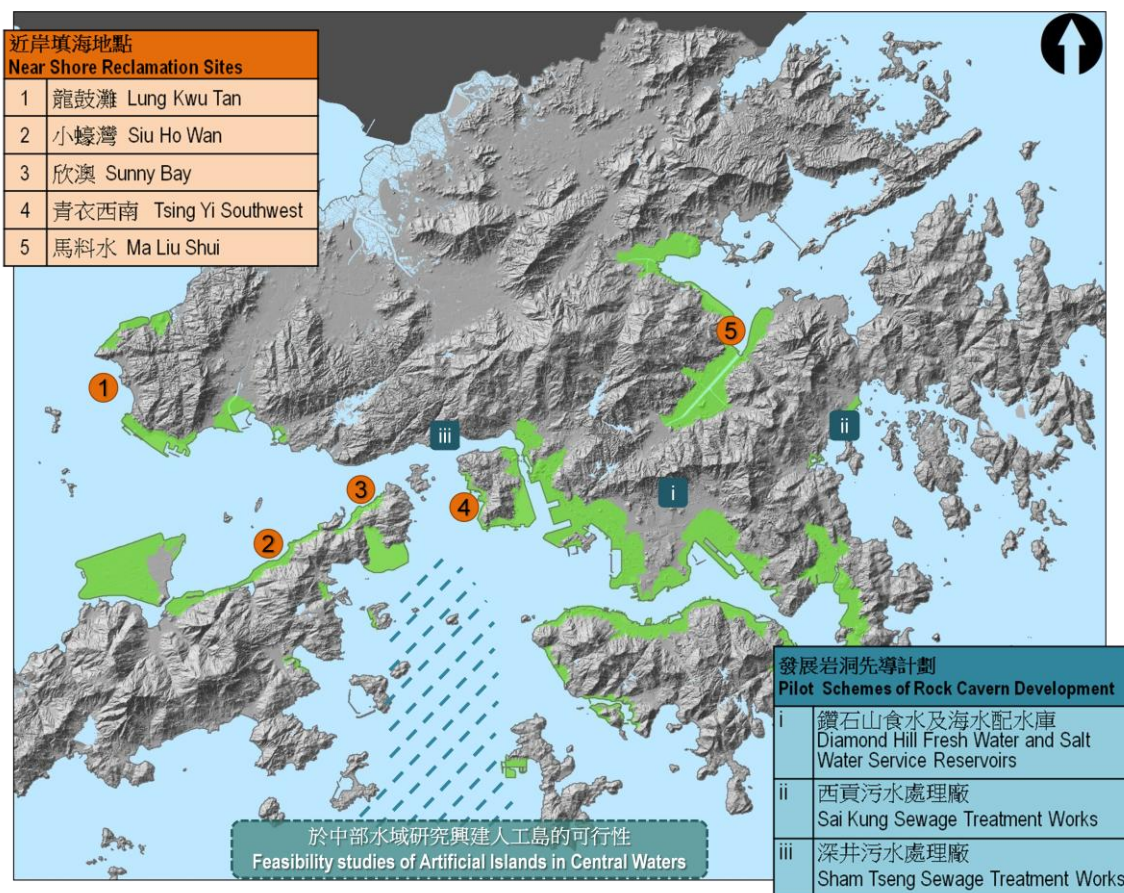
Summary report prepared by:

Ove Arup & Partners Hong Kong Limited (the Consultant), and
A-World Consulting Limited (the PE Sub-Consultant)

Based on the findings in the research report submitted by the Social Sciences
Research Centre of the University of Hong Kong

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Appendix I: Location Plan of the Proposed Sites in Stage 2 Public Engagement



Appendix II: Dissemination of Information about the Public Engagement Exercise

1. Stage 2 Public Engagement Digest

An information digest was produced as a discussion tool and to call for public participation. The PE2 Digest provides basic information on selection of potential reclamation and rock cavern development sites, their challenges and opportunities, and public engagement activities. It also maps out the visions of reclamation, including using as land reserve, providing decanting sites, allowing comprehensive planning, handling surplus fill materials and enhancement of environment.

Approximately 12,000 copies of the Digest were distributed at roving exhibitions, PE meetings and other engagement meetings/ briefings, and various PE events. They were also available at 18 District Offices and 67 public libraries.

2. PE website

A PE website was set up with constantly updated contents of the PE exercise and regular responses from the Government in form of Frequently Asked Questions (FAQs). The website also enabled online registration for public forums. As of 21 June 2013, when the PE exercise concluded, the website recorded more than 60,000 visits.

3. Publicity

To augment the reach and visibility of the PE exercise, posters were put up on notice boards at District Offices, public libraries, and government facilities with an appeal to participate in the PE exercise and to enhance visibility of the Study.

4. Media publicity

A kick-off press conference was held on 21 March 2013 to launch the public engagement exercise in the presence of news media to enhance public awareness. Subsequently a number of media interviews with print and electronic media were conducted to provide information on the potential reclamation and rock cavern development sites.

Appendix III: Public Engagement Activities

1. Public Forums

Public forums were larger scale meetings during which a broad range of views can be expressed. Government officials from the Development Bureau, CEDD and the Planning Department attended all public forums. They either attend to clarify and supplement for the discussion, or attend as observers to listen to public views. Their views and comments were not included as opinions for collation and analysis. Some other government departments in addition to the above were invited to send observers to the consultation meetings. Experts and academics in relevant fields were invited to take part in public forums, with a view to generating informed discussions.

Two Public Forums were organised on two Saturdays in May 2013, i.e. 11 and 25 May 2013 as a broad-based platform to further consult and consolidate opinions collected during earlier parts of PE2. The forums were moderated by an independent media professional. The Forums were conducted in Cantonese, with simultaneous interpretation for English-speaking participants. Each forum started with an introduction on the PE exercise and presentation to brief participants on key facts and to provide them with essential background for an informed discussion. Afterwards, there were public presentations by members of the public who registered in advance. The forum then went into open floor discussions, for which an expert panel was formed to respond to views from participants and provide their insight to assist the discussion. The panels comprised government representatives, consultants and academia with expertise in environment, marine ecology and economics.

Live webcast was arranged for the second forum for the convenience of those who could not attend in person. Online audience could submit comments or questions via a dedicated discussion forum. Written views, submitted either by floor members on comment sheets or by online audiences via the dedicated discussion forum, were randomly drawn and read by the moderator during floor discussion. Nonetheless, the floor members could choose to speak to the floor themselves, subject to a time limit of 1.5 minutes, by indicating in their comment sheets.

All comment sheets collected and online comments posted, whether they were read out during the forum or not, were sent to the independent Research Centre for collation and analysis.

Participants at the forums included general public, students, professionals, representatives of different local groups, residents' group, fisherman groups, green groups and other stakeholders. There were 15 public presentations at each Forum. The two public forums were attended by 341 participants in total. CEDD's presentation materials, video of the forum and gist of discussion were uploaded to the PE website subsequently as soon as practicable.

2. Roving Exhibitions

A Roving Exhibition toured 14 stops on Hong Kong Island, Kowloon, the New Territories and the Islands (Lantau, Cheung Chau and Lamma) to reach out to the community. Information on PE2 was presented at the exhibition to provide visitors with an overview and highlight key topics related to the consultation.

Public views were collected on site of the Roving Exhibition via self-administered questionnaire survey. Researchers from the independent Research Centre conducted face-to-face structured interviews at random with visitors of the exhibitions. 2,157 questionnaires were received at the venues.

The roving exhibitions, held from early April 2013 to end June 2013, was well-attended by members of the public. A total of 7,330 visitors visited the exhibitions.

3. Outreaching Activities

Outreach programme was conducted to reach out to the stakeholders to seek their views on the potential reclamation sites, the possible artificial islands in the central waters and the three pilot schemes of rock cavern development. Briefings were conducted to Panel on Development of Legislative Council (LegCo), seven relevant District Councils, statutory and advisory bodies including Land and Development Advisory Committee, Town Planning Board, Heung Yee Kuk, Family Council and various parties including green groups, professional institutes, political parties, think tanks, local groups at Ma On Shan, Sham Tseng and Peng Chau and other stakeholders.

A Special Meeting was held by the LegCo Panel on Development on 1 June 2013 regarding the subject. A total of 75 written submissions were made by various organisations and individuals to the Legislative Council and 150 representations were made at the meeting to express their views. Government officials from the Development Bureau, CEDD and the Planning Department attended the meeting to respond to enquiries made and views expressed by the attendees and the LegCo members.

Readers can refer to the respective website for the minutes of the following meetings during which the subject was discussed:

Meetings	Date
Islands District Council Meeting	22 Apr 2013
Meeting of Panel on Development, Legislative Council	23 Apr 2013
Town Planning Board Meeting	26 Apr 2013
Sha Tin District Council Meeting	2 May 2013
Tuen Mun District Council Meeting	7 May 2013
Sai Kung District Council Meeting	7 May 2013
Kwai Tsing District Council Meeting	9 May 2013
Wong Tai Sin District Council Meeting	14 May 2013
Tsuen Wan District Council Meeting	28 May 2013
Special Meeting of Panel on Development, Legislative Council (Public Hearing)	1 Jun 2013