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**Replies to questions raised by Legislative Council Members in
examining the Estimates of Expenditure 2022-23
Controlling Officer : Director of Civil Engineering and Development**

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CONTROLLING OFFICER'S REPLY

DEVB(PL)056

(Question Serial No. 0128)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): ()
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (LAI Cheuk-ho)
Director of Bureau: Secretary for Development

Question:

On the matters relating to new development planning and reclamation works, please advise on the following:

(a) Please provide the information requested below in the table:

- (i) the anticipated commencement dates and completion dates of the works involved in the implementation of the plans
- (ii) the area of land within the planning scope
- (iii) the projected or actual area of reclamation
- (iv) the area of land within the planning scope that will (continue to) be used for agricultural purposes
- (v) the area of the green belt within the planning scope that will (continue to) be used for agricultural purposes
- (vi) the total area of agricultural land rezoned to non-agricultural uses
- (vii) the area of agricultural land under active farming rezoned to non-agricultural uses (including the area of green belt that can be used for agricultural purposes)
- (viii) the actual/projected total area of permanent loss of fishing grounds
- (ix) the actual/projected total area of temporary loss of fishing grounds
- (x) the actual/projected total area of fishing restricted areas that have been/will be established
- (xi) the area of land occupied by the vegetable marketing co-operative societies/vegetable depots within the planning scope
- (xii) the number and the locations of pig farms on agricultural land rezoned to non-agricultural uses
- (xiii) the number and the locations of chicken farms on agricultural land rezoned to non-agricultural uses
- (xiv) the number of farmers who need/needed to relocate their farms or change occupation due to rezoning of their agricultural land to non-agricultural uses
- (xv) the actual/projected total amount of ex-gratia allowance that has been/will be granted
- (xvi) the number of poultry farms within three kilometres from the boundary of works areas

Proposed or existing development plan	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)
Kwu Tung North and Fanling North New Development Areas (NDAs)																
Northern Metropolis Development																
Hung Shui Kiu/Ha Tsuen NDA																
Yuen Long South																
The West Rail site and three adjacent public housing sites in Kam Tin South																
Tuen Mun West Development																
Reclamation outside the Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Tsing Yi Southwest, Ma Liu Shui and artificial islands in the Central Waters (Lantau Tomorrow Vision))																
Lantau Developments (Tung Chung New Town Extension, Reclamation at Sunny Bay and Siu Ho Wan, Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island)																
Wang Chau Public Housing Development																
Partial Development of Fanling Golf Course Site																
San Tin/Lok Ma Chau Development Node																
Other development plans and marine works																

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 9)

Reply:

- (a) Information on the respective proposed or on-going development planning is set out below:

Table 1

Proposed or Existing Development Planning (Note 1)	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)
		(ha)	(ha)	(ha)	(ha)	(ha)	(ha)
Kwu Tung North/Fanling North (KTN/FLN) New Development Area (NDA)	First Phase Works: commenced progressively since September 2019 for completion in 2026. Remaining Phase Works: detailed design commenced	612	Nil	58	128	87.6	28

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
	progressively since December 2019; construction targets to commence in 2024 for completion in 2031.						
Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA	First Phase development: commenced works progressively since July 2020 for completion in 2025. Full completion of works for entire NDA by 2037/38 (Subject to review).	714	Nil	Nil	54 (Note 3)	27	7
Yuen Long South (YLS) Development	First Phase Development targets to commence in second half of 2022 Full completion of YLS Development by 2038 (Subject to review).	224	Nil	10	10	12	5
Site formation and infrastructure works for the Initial Sites at Kam Tin South (KaTS)	Advance works: commenced in 2018 for completion in 2022. Phase 1 Works: commenced in mid 2021 for completion in 2026.	19	Nil	Nil	Nil	5.9	4.8
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Southwest Tsing Yi, Ma Liu Shui, Kau Yi Chau Artificial Islands) (Note 11)	Kau Yi Chau Artificial Islands: reclamation works target to commence in 2027 with a view to achieving the first population intake in 2034. Sunny Bay: Subject to further study.	Kau Yi Chau Artificial Islands: about 1 000 Sunny Bay: about 60-100	Kau Yi Chau Artificial Islands: about 1 000 Sunny Bay: about 60-100	Nil	Nil	Nil	Nil
Tung Chung New Town Extension (Note 4)	Reclamation: commenced in end 2017 for completion in end 2023. Site formation and infrastructure: (Phase 1): commenced in May 2021 for completion in phases from 2024 to 2027.	250	130	Nil	12	4.5	0.7

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
	Site formation and infrastructure (Remaining Phase): detailed design in progress.						
Wang Chau Public Housing Development	Phase 1 Works: commenced in May 2020 for completion in 2024. Remaining Phases: Investigation and detailed design commenced in September 2021	Phase 1 Works: 5.6 Remaining Phases: 12	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: 3.5 Remaining Phases: Subject to further study	Phase 1 Works: 0.05 Remaining Phases: Subject to further study
Tuen Mun Area 54	Previously completed contracts: Site formation works commenced from 2011 for completion in phases by 2017. Remaining contract: commenced from 2020 for completion by 2025 tentatively.	Previous contracts: 11.5 Remaining contract: 3.0	Nil	Nil	Nil	Previous contracts: 11.6 Remaining contract: 2.1	Previous contracts: 2.9 Remaining contract: 0
Partial Development of Fanling Golf Course Site	Subject to further study.	32	Nil	Nil	Nil	Nil	Nil
San Tin / Lok Ma Chau Development Node (including San Tin Technopole under the Northern Metropolis Development Strategy)	Investigation study commenced in Oct 2021 for completion in 2023. Targeted to commence works from 2024 onward. Completion of works subject to study.	About 500 (Subject to review)	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study

Proposed or Existing Development Planning (Note 1)	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
New Territories North New Town and Man Kam To (including Lo Wu/Man Kam To Comprehensive Development Node under the Northern Metropolis Development Strategy)	P&E study commenced in Oct 2021 for completion in 2024. Commencement and completion of works subject to further study.	Not less than 1 500 (Subject to review)	Nil	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal Facility to the West of Lamma Island	Investigation study in progress with a target to commence works in 2024. The facility is expected to be in operation after 2025 for not less than 10 years.	Nil	Nil	Nil	Nil	Nil	Nil

Table 2

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no.)	(xii) (no.)
KTN/FLN NDA	Nil	Nil	Nil	2 (about 382 m ²)	1
HSK/HT NDA	Nil	Nil	Nil	1 (about 60 m ²) (Note 6)	Nil
YLS Development	Nil	Nil	Nil	1 (about 175 m ²) (Note 7)	3
KaTS	Nil	Nil	Nil	Nil	Nil
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Southwest Tsing Yi, Ma Liu Shui, Kau Yi Chau Artificial Islands)	Subject to further study	Subject to further study	Subject to further study	Nil	Nil
Tung Chung New Town Extension (Note 4)	150	200	Nil	Nil	Nil
Wang Chau Public Housing Development	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Nil	Phase 1 Works: Nil Remaining Phases: Subject to further study	Phase 1 Works: Nil Remaining Phases: Subject to further study
Tuen Mun Area 54	Nil	Nil	Nil	Nil	Nil
Partial Development of Fanling Golf Course Site	Nil	Nil	Nil	Nil	Nil
San Tin / Lok Ma Chau Development Node	Subject to further study	Subject to further study	Subject to further study	Subject to further study	Subject to further study
New Territories North New Town and Man Kam To	Subject to further study	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal Facility to the West of Lamma Island	Nil	Up to 120 ha at any one time, subject to further study	Nil	Nil	Nil

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no.)	(xii) (no.)
		(Note 2)			

Table 3

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
KTN/FLN NDA	Nil	First Phase: about 30 Remaining Phase: Subject to further survey	First Phase: about \$ 12,893.05 (Note 8) Remaining Phase: Relevant information not yet available	15
HSK/HT NDA	Nil	Subject to survey	First Phase development: about \$2,181 (Note 9) Second Phase and Remaining Phase development: relevant information not yet available	12
YLS Development	2	Subject to survey	First Phase Development: about \$3,239.1 (Note 5) Second Phase, Third Phase (Part) and the remainder of Third Phase Development: relevant information not yet available	11
KaTS	Nil	Relevant information not yet available	Advance works: about \$7.1 Phase 1 works: about \$1,375.4	25
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Southwest Tsing Yi, Ma Liu Shui, Kau Yi Chau Artificial Islands)	Nil	Nil	Subject to further study	Kau Yi Chau Artificial Islands: Nil Sunny Bay:

				Subject to further study
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Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
Tung Chung New Town Extension (Note 4)	Nil	Relevant information not yet available	Site formation and infrastructure (Phase 1): about \$1,381.7 (Note 10) Site formation and infrastructure (Remaining Phase): Relevant information not yet available	Nil
Wang Chau Public Housing Development	Phase 1 Works: Nil Remaining Phases: Subject to further study	Phase 1 Works: Nil Remaining Phases: Subject to further study	Phase 1 Works: About \$311.1 Remaining Phases: Subject to further study	Phase 1 Works: Nil Remaining Phases: Subject to further study
Tuen Mun Area 54	Nil	Nil	Previous contracts: About \$1,444 (Subject to finalisation) Remaining contract: About \$363 (Subject to finalisation)	Nil
Partial Development of Fanling Golf Course Site	Nil	Nil	Nil	Subject to further study
San Tin / Lok Ma Chau Development Node	Subject to further study	Subject to further study	Subject to further study	Subject to further study
New Territories North New Town and Man Kam To	Subject to further study	Subject to further study	Subject to further study	Subject to further study
Contaminated Sediment Disposal	Nil	Nil	Subject to further study	Nil

Facility to the West of Lamma Island				
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- Note 1 The Northern Metropolis (NM) covers a number of on-going development projects including KTN/FLN NDA, HSK/HT NDA, YLS Development, San Tin/Lok Ma Chau Development Node as well as New Territories North New Town / Man Kam To, the relevant information of which has been given in the tables above. For the new land development projects as recommended under the NM Development Strategy, they are not subject to any planning study yet and the Government will commence new studies on them in 2022. Relevant information will be available pending the study findings.
- Note 2 The facility will be developed in phases with a total plan area of about 235ha.
- Note 3 This is the total area of “Green Belt” zones according to the Revised Recommended Outline Development Plan (Revised RODP) of HSK/HT NDA.
- Note 4 The information does not include Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island.
- Note 5 The total estimated cost of land acquisition and clearance for the First Phase development of YLS Development.
- Note 6 There are two vegetable marketing co-operative societies/vegetable depots in the HSK/HT NDA. According to the Revised RODP, one of them would not be affected, while the retention of the other one at the southern edge of the NDA is subject to further review.
- Note 7 There were originally one vegetable marketing co-operative society and one vegetable depot in the YLS Development Area. According to the Planning Department’s site visit in August 2017, the vegetable depot had already moved out of the Development Area.
- Note 8 The total estimated cost of land acquisition and clearance for the First Phase development of KTN/FLN NDA.
- Note 9 The total estimated cost of land acquisition and clearance for the First Phase development of HSK/HT NDA.
- Note 10 The total estimated cost of land acquisition and clearance for Site Formation and Infrastructure Works (Phase 1) of Tung Chung New Town Extension.
- Note 11 The information does not include reclamation at Siu Ho Wan as there is no reclamation planning at the moment.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)057

(Question Serial No. 0845)

Head: (33) Civil Engineering and Development Department
Subhead (No. & title): ()
Programme: (3) Provision of Land and Infrastructure
Controlling Officer: Director of Civil Engineering and Development (LAI Cheuk-ho)
Director of Bureau: Secretary for Development

Question:

Regarding the development of multi-storey industrial buildings, please advise this Committee on:

- 1) the anticipated scale of development of the multi-storey industrial buildings;
- 2) the land resources that can be released (in terms of area of land) by eligible brownfield operations under the scheme; and
- 3) the details of the mode of “leveraging market forces” and the Government’s role under the mode.

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 7)

Reply:

(1) and (2)

To provide planned and concentrated accommodation to support industrial operations in an orderly manner and achieve better land-use efficiency, the Government has reserved about 61 and 11 hectares (ha) of land in the Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA) and Yuen Long South (YLS) Development respectively for relevant uses including logistics facilities, port back-up, storage, workshops, etc. A major part of this 72 ha of land is reserved to develop multi-storey buildings (MSBs) for these industrial operations, while a small part will be used for open-air operations. With plot ratios ranging from 5 to 7, the reserved land will help compensate for the reduction in industrial floor space due to clearance of brownfield sites (about 223 ha in HSK/HT NDA and about 90 ha in YLS Development) for housing and other land uses.

- (3) Brownfield sites within the boundary of various New Development Area projects are now hosting different economic activities or industries operating under relatively lower rentals for years. To develop and run future MSBs in NDAs under a pure market-led approach may not address the operational needs of the current brownfield operators and facilitate relocation.

In this connection, the Government has engaged a consultancy firm to conduct a market sounding exercise to gauge market interest for developing selected MSBs under a moderated market-led approach. As announced in the 2022-23 Budget speech, with the benefit of this exercise, the Government initially tends to identify sites in Hung Shui Kiu and Yuen Long for the development of MSBs by leveraging market forces and imposing necessary operational requirements. These buildings will mainly be used by logistics and automobile repairing industries and will provide space for other appropriate uses and for brownfield site business operators affected by land resumption. The Government is examining how to introduce operational requirements for developers of the first batch of MSB sites regarding industry mix, tenant mix and rental in the future premises, to cater for the needs of brownfield operators seeking relocation.

The Government plans to consult the Legislative Council Panel on Development on the framework of our proposed disposal arrangements once ready.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(W)017

(Question Serial No. 0120)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): Not specified

Programme: (5) Greening and Technical Services

Controlling Officer: Director of Civil Engineering and Development (LAI Cheuk-ho)

Director of Bureau: Secretary for Development

Question:

Regarding the management of Hong Kong's marine fill resources and mud disposal facilities, please advise on the following:

- (a) the annual sediment disposal volume for the past three years (2019-20 to 2021-22), as well as the names of the major sediment disposal projects (please list separately for uncontaminated and contaminated sediment);
- (b) the details of the various locations for disposal of contaminated and uncontaminated sediment (including (i) the remaining capacity, (ii) the environmental monitoring results, and (iii) an overview of the operation) (to be tabulated);
- (c) whether the Government has any plans to provide more locations for disposal of contaminated and uncontaminated sediment;
- (d) whether the Government has estimated the annual sediment disposal volume in the coming three years, as well as the names of the major sediment disposal projects (please list separately for uncontaminated and contaminated sediment).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 2)

Reply:

Through the Marine Fill Committee, the Civil Engineering and Development Department oversees the operation of marine disposal facilities for disposal of contaminated and uncontaminated sediment, and formulates strategies to ensure the provision of adequate marine disposal capacity.

- (a) The annual sediment disposal volume and the major sediment disposal projects in the past three years are tabulated as follows:

Year	Sediment disposal volume (contaminated sediment)	Sediment disposal volume (uncontaminated sediment)	Major sediment disposal project
2019	About 0.41 million m ³	About 0.43 million m ³	Tuen Mun - Chek Lap Kok Link and general maintenance dredging works for navigation channels
2020	About 0.65 million m ³	About 2.77 million m ³	Lamma Power Station Navigation Channel Improvement and general maintenance dredging works for navigation channels
2021	About 0.46 million m ³	About 0.56 million m ³	Hong Kong Offshore Liquefied Natural Gas Terminal and general maintenance dredging works for navigation channels

(b) The relevant details of the existing contaminated sediment and uncontaminated sediment disposal facilities are set out in the table below:

Facility	Location	Remaining capacity	Environmental monitoring result	Current operation status
For disposal of contaminated sediment	To the east of Sha Chau	About 2.8 million m ³	The regular environmental monitoring result indicated that the facility had no unacceptable impact on the nearby environment.	Based on the current forecast, the facility may operate until 2027.
For disposal of uncontaminated sediment	To the south of Cheung Chau, to the east of Ninepin Group, to the east of Tung Lung Chau and to the south of Tsing Yi	About 45 million m ³ in total	The regular environmental monitoring result indicated that the facilities had no unacceptable impact on the nearby environment.	Based on the current forecast, the facilities may operate beyond 2032.

(c) Based on the capacity, we anticipate that the existing contaminated sediment disposal facility located to the east of Sha Chau may operate until 2027. We are currently studying the provision of a new disposal facility in the waters to the west of Lamma Island, in a bid to continue to provide a facility for contaminated sediment disposal upon the exhaustion of the capacity of the only existing disposal facility.

(d) Based on the current information, we anticipate that the annual sediment disposal volume will average about 0.55 million m³ for contaminated sediment and about 0.6 million m³ for uncontaminated sediment in the coming three years (from 2022 to 2024). The major sediment disposal projects will include various navigation channel improvement works and other dredging works.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(W)018

(Question Serial No. 0124)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): Not specified

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development (LAI Cheuk-ho)

Director of Bureau: Secretary for Development

Question:

In respect of the Lantau Tomorrow Vision, please advise:

- (a) It is understood that the project will involve reclamation of more than 1 000 hectares, including the reclamation for Kau Yi Chau Artificial Islands. Has the Government assessed the impacts of the development on the fisheries industry, including capture fisheries and aquaculture?
- (b) As the project involves a lot of fish farms and may also cause severe marine pollution, thereby dealing significant impacts to the fisheries industry, how will the Government assist the trade to upgrade and transform, including, inter alia, assisting the industry to take advantage of the national development opportunities?

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 5)

Reply:

- (a) & (b) One of the key initiatives under the Lantau Tomorrow Vision is the reclamation for the formation of artificial islands in the Central Waters. We commenced the relevant study in June 2021, which included assessments of the environmental impacts, covering those on fisheries resources, due to the artificial islands in the Central Waters and their related infrastructures. The Environmental Protection Department (EPD) issued the Environmental Impact Assessment (EIA) Study Briefs pursuant to the EIA Ordinance in December 2021. We are conducting the EIA in accordance with the relevant requirements. The EIA will include the collection of information on fisheries resources, estimation and assessment of the possible impacts on fisheries industry, recommendations of cost-effective and feasible mitigation measures, and the proposal of appropriate monitoring plans.

To collect information on fisheries resources in the Central Waters for the fisheries impact assessment, we have already commenced a 12-month fisheries survey with a view to collecting adequate and accurate baseline information. The survey covers the waters around the proposed artificial islands and the alignment of relevant transport infrastructures, as well as the southern waters of Cheung Chau and Lamma Island. We will also consult stakeholders of the fisheries industry in a timely manner, and collect their views on the fisheries impact assessment and the proposed measures.

As for assisting the fisheries industry to upgrade and transform, and take advantage of national development opportunities, the Food and Health Bureau and the Agriculture, Fisheries and Conservation Department have all along been attaching importance to the sustainable development of the local fisheries industry. They have provided technical and financial support and training to the industry, including making use of the Sustainable Fisheries Development Fund to proactively assist fishermen to adopt a sustainable and high value-added operation mode, and to fund projects and research that enhance the overall competitiveness of the industry (such as developing deep water mariculture, recreational fishing and offshore fishing, etc.). In addition, the Government will continue to explore exchange and collaboration opportunities with the Mainland authorities on the development of the Hong Kong fisheries industry in the Guangdong-Hong Kong-Macao Greater Bay Area. This includes coordinating participation in trade exhibitions and co-organising exchange activities for the trade so as to help bridge and connect enterprises and authorities related to the fisheries industry.

- End -