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19 July 2017

Clerk to the Finance Committee  
Legislative Council  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong  
(Attn: Ms Anita SIT)

Dear Ms SIT,

### **The Enquiries on the Sustainable Lantau Office**

Enclosed please find our response to the letter of the Honourable CHU Hoi-dick dated 13 June 2017 regarding the subject matter.

Yours sincerely,

(signed)  
( C H LAI )  
for Secretary for Development

c.c. Secretary for Financial Services and the Treasury  
(Attn: Deputy Secretary for Financial Services and the Treasury (Treasury) 1)  
Director of Civil Engineering and Development  
(Attn: Project Manager (Hong Kong Island and Islands))

## **Regarding Sustainable Lantau Office (Enquiry 4)**

For the questions raised by the Honourable CHU Hoi-dick on 13 June this year, the Government considers that parts of the questions are not directly related to the staffing proposal of the proposed Sustainable Lantau Office (SLO), including Question (I) (parts 1 to 4). Nevertheless, we still endeavored to provide the necessary information on the Honourable CHU Hoi-dick's questions. After consulting the Planning Department (PlanD), the Agriculture, Fisheries and Conservation Department (AFCD) and the Civil Engineering and Development Department (CEDD), our replies are given as follows:

### **Question (I) Development at Sok Kwu Wan, Lamma Island**

- (1) The Development Bureau (DEVB) stated that "Market Sounding Out and Invitation for Development Proposals Exercise for Development at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island" was commenced in August 2016. Why has it never been mentioned on other occasions?**
- (2) What is the full text of the invitation (Consultancy Agreement: 5OD104)? What is the scope of the study?**
- (3) Who was awarded with the study?**
- (4) In the reply from the DEVB, it was stated that the study was to conduct a market sounding out exercise so as to formulate proposal(s) on the development mode. Does it mean that the whole piece of land would be sold to a single developer?**
- (5) The Government's reply stated that the study would be completed in 2018. Will public consultation be held again at that time to collect views on the development model proposed by the Administration before revising the Outline Zoning Plan (OZP) for consideration in the Town Planning Board?**
- (6) What is the current timetable for the development of the land?**
- (7) Based on the allocation in the Subhead 7100CX of Head 707 under the block vote allocation of the Capital Works Reserve Fund for the Project No. 7D67CL "Planning and engineering study on future land use at ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - feasibility study", it is believed that the study will soon be completed. In addition to the "Phase 2 Community Engagement Report" which is expected to be published, please provide the full text of all the**

**completed study documents. If they are not available, please indicate the date on which the documents can be provided to this Subcommittee.**

**Reply :**

(1) When the CEDD and PlanD reported the progress of the major works in the Islands District to the Islands District Council in 2016 and 2017 via their progress reports (Islands District Council paper nos. IDC 16/2016 and 02/2017), the study on “Market Sounding Out and Invitation for Development Proposals Exercise for Development at the ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island” was mentioned.

(2) The aim of the study is to conduct to a market sounding out exercise to collect and analyse the views of the industry on the draft outline development plan (ODP), development model, financial viability and major public proposals so as to help the Government further consider the recommended ODP of the ex-Lamma Quarry Area.

(3) Jacobs China Limited

(4)-(6) Market sounding out exercise is still in progress. After completion of the study, the Government will consider and balance the views from different parties before formulating the direction, next stage of work and timetable for the future development of the ex-Lamma Quarry Area.

(7) The Stage 2 Community Engagement report can be downloaded through the following link:

[http://www.ex-lammaquarry.hk/download/Stage\\_2\\_CER\\_final\\_2017\\_Feb\\_en.pdf](http://www.ex-lammaquarry.hk/download/Stage_2_CER_final_2017_Feb_en.pdf)

Regarding the feasibility study report, we will provide those parts of the report that can be disclosed to the public for the Legislative Council’s reference upon completion of the study.

**Question (II) Other Enquiries on the Conservation Work on Outlying Islands**

**(1) In the New Territories Southwest Development Strategy Review 2001, Figure 4 “Recommended Development Strategy” under Paragraph 6.3 of Chapter 6 proposed to include Lamma Island and Po Toi Island as Country Parks and Marine Parks. Will the new office implement this work?**

**(2) What strategy will be employed by the new office to establish the Marine Park at Soko Islands? On 1 September 2014, a spokesman of**

**the AFCD said: “The Government has reaffirmed its determination to set up two marine parks. Based on the earlier preparatory work, including the communication with stakeholders, we will commence in 2015 another round of public consultation and other necessary steps in order to complete the statutory procedures for designating the marine parks by early 2017.” Is it now lagging behind? If so, why? What is the latest schedule? Does the concept of the spa have any conflict with this?**

- (3) At present, many agricultural lands were acquired by private parties on Lamma Island and Po Toi Island. On Lamma Island, property developers propose to build yacht club and mansions, while cemeteries are proposed to be built on Po Toi Island. What is the strategy for the new office?**
- (4) The “Sustainable Lantau Blueprint” does not cover Peng Chau, Cheung Chau, Hei Ling Chau, Lamma Island and Po Toi Island, which are under the jurisdiction of the new office. Will the Administration formulate sustainable blueprints for these islands?**

**Reply:**

(1) The Government’s previous studies indicate that the coastal waters of South Lamma supported fauna of ecological value, mainly being green turtles and finless porpoises. Sham Wan of South Lamma has subsequently been designated as a Restricted Area under the Wild Animals Protection Ordinance (Cap. 170) to protect the nesting ground of green turtles. The long-term marine mammal monitoring plan by the AFCD indicates that usage of South Lamma waters by finless porpoises was relatively low. In view of the above, there is no need to accord priority in considering designation of the South Lamma site as a marine park.

In addition, as Po Toi Island has been protected by statutory plans, there is no urgent need to designate Po Toi Island as a country park.

(2) The Government conducted another round of public consultation on the proposed Southwest Lantau Marine Park (SWLMP) and the Soko Islands Marine Park (SIMP) in 2015-16. For the proposed SWLMP, the Government has prepared the draft map and published the necessary gazette notice on 23 June this year and it is expected that the SWLMP will be designated in 2018. In addition, in order to enhance the conservation of Chinese White Dolphins, the Government will designate the waters of Soko Islands as a marine park as soon as possible. It is expected that the statutory procedures for the marine park designation will be commenced in 2018. In addition, according to the result of the “Preliminary Feasibility Study of the Spa and Resort Development at Cheung Sha and Soko Islands”, the financial viability of the project is not

satisfactory.

(3) Lamma and Po Toi Islands are currently covered by the Lamma Island OZP No. S/I-LI/11 and the Po Toi Island OZP No. S/I-PT/2 respectively. Any development in the district must be carried out in accordance with the relevant OZP and the PlanD will also deal with the matter according to the established procedures and mechanisms.

(4) Since Hei Ling Chau is part of the proposed East Lantau Metropolis, it has been covered by the “Sustainable Lantau Blueprint”. For the other outlying islands mentioned in the question, including Peng Chau, Cheung Chau, Lamma Island and Po Toi Island, they are now mainly for rural development and conservation purposes. Apart from landuse planning and engineering feasibility studies of the ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island, there is no large-scale development plan in the remaining areas and each outlying island has been covered by the relevant OZP. The Government will deal with the development proposals in accordance with the land use, planning intent and development principles set out in the relevant OZPs.