

Date: 27/2/2012

To: **Clerk to the Panel on Development** (fax: 28400797)

From: **Raymond Fung** *Adjunct Associate Professor, School of Architecture, CUHK*

Re: **Views on the Government's strategy to enhance land supply through reclamation outside Victoria Harbour & rock cavern development**

The reason the public is so against reclamation is due to distrust of the HKSARG, as most people are having the bad impression of the reclamation at West Kowloon, which is mainly with super high-rise and super walled-buildings but selling at sky prices. This destroys the once "rosy garden" aspiration which further devastates the harmonious skyline of the Kowloon Peninsular.

While supporting to increase land supply as urgently needed via reclamation, I also see greater urgency to mitigate mutual distrust between the HKSARG and its citizens by sending the following messages:

- (A) For present reclamation - HKSARG to keeping its earlier promise by providing an open green-belt along the newly reclaimed Central-Wan Chai new waterfront.
- (B) For future reclamation – The Development Bureau to assure the public that all lands reclaimed would be catered for "*a better living environment for all*" via the following measures:
- i) *To map out the percentage of land use for public housing and home ownership scheme,*
  - ii) *To promulgate a lower density development, i.e. lower plot ratio and height control for future reclaimed land,*
  - iii) *To ensure more on-grade green open space plus to provide better public facilities,*
  - iv) *To take advantage of reclamation for pre-designed underground road work as to replacing elevated highways & footbridges for better air-quality on street level,*
  - v) *To adopt Urban Design vs Urban Planning in new towns and waterfronts..*

RF/rf