

Presentation to Panel on Development, Legislative Council
on
The Government's strategy to enhance land supply through reclamation outside
Victoria Harbour and rock cavern development

10 March 2012

On Land Supply Strategy

- 1 The Institution of Civil Engineers Hong Kong Association (ICEHKA) agrees that there is a need for Hong Kong to enhance the land supply strategy (LSS) by devising a good mix of supply options and building up a sufficiently large land reserve to achieve a balance among social, environment and economic needs.
- 2 ICEHKA considers that the process of provision of land involves a long lead time and therefore an enhanced LSS should be developed as soon as possible.
- 3 ICEHKA considers that since land is the most precious commodity of Hong Kong and is linked to almost every aspect of the daily life of all Hong Kong citizens, the LSS should be open and transparent. It should aim to ensure a more predictable land supply pipeline, which will benefit Hong Kong's economic development through providing more certainty. There should be a statutory body overseeing the implementation of the strategy. The LSS should also be reviewed regularly and when need arises. A set of guidelines on implementation and reviewing of the LSS should be developed. Some fundamental but unclear concepts like "sustainable development" should be clearly defined as this has a profound implication on setting of the direction of the LSS. The Government should submit an annual report to LegCo on the updated status of the LSS.
- 4 The LSS should include, inter-alia, the following elements:
 - 4.1 Full coverage of land production/revitalization processes, both private and public and the agencies/organizations involved;
 - 4.2 A 10-year land supply programme;
 - 4.3 A 10-year demand projection;
 - 4.4 Quantifiable indicators affecting land use¹

¹ e.g. For a period of time, the Government has overlooked the land development potential held up in land assigned for industrial use due to economic restructuring. Devising quantifiable indicators can help early identification of potential change in land use requirements.

On the consultation on enhancing land supply through reclamation outside Victoria Harbour and rock cavern development

- 5 A long term programme for implementation of the various projects which will enhance land supply should be prepared by the Government, and this should be updated annually. Flexibility is required within the programme to allow land supply targets to be met even if individual schemes encounter delays.
- 6 In principle, ICEHKA considers both reclamation and rock cavern development are viable options for enhancing land supply in Hong Kong. There are not considered to be any insuperable technical barriers to these options provided that a suitable site selection process is implemented – ICEHKA broadly endorses the selection criteria outlined in the consultation materials.
- 7 However, ICEHKA considers that reclamation and rock cavern development are part of the LSS and should be considered holistically with the latter.
- 8 ICEHKA considers that there should be an economy of scale in site selection and formation. Better value for money will be obtained through identification and implementation of larger scale projects.
- 9 In the consultation materials, the Government has stipulated that there will be an increase of population by 25% to 8.9 million and number of households to 3.1 million by 2039. The Government should provide more information on the basis of these projections and how they are related to the population policy.

NOTE:

The Institution of Civil Engineers Hong Kong Association is an organization representing some 3,600 professional civil engineers in Hong Kong. It is part of the UK based Institution of Civil Engineers (ICE). The ICE is a global membership organisation that promotes and advances civil engineering around the world. It is a leading source of professional expertise in transport, water supply and treatment, flood risk management, waste and resource management and energy. Established in 1818, it has over 80,000 members throughout the World. ICE's vision is to place civil engineers at the heart of society, delivering sustainable development through knowledge, skills and professional expertise.