



**D-Dong's Responses to
the Government's Strategy to Enhance Land Supply through
Reclamation outside Victoria Harbour
and Rock Cavern Development**

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1. Introduction to D-Dong

D-Dong is one of the few non-district-based youth organizations in Hong Kong. It was established by a group of high-calibre young people in 2010.

Our major focuses are issues related to youth culture and policies, and we releases research reports regularly. All research are conducted in the most serious and professional manner. We are eager to increase the public awareness of youth problems and youth issues, and to recommend polices that are beneficial to the young people in Hong Kong.

Moreover, we encourage the young people to contribute to society and participate in various community activities. D-Dong is the ideal place for them to experience the joy of contributing to Hong Kong and China.

D-Dong is an elitist organization. All the members are carefully chosen in order to fulfill the demanding requirements of the organization.

2. Responses to the Consultation

A. Reclamation outside Victoria Harbour

We agree that the Government should increase land supply due to population increase and a significant demand for housing and development. Since reclamation can increase land supply without altering the current usages of the land, it is deemed the best option. Nevertheless, the Government must be thoroughly aware of its negative effects on the environment. In the long run, the urban planning of the reclaimed lands and the sustainability of land supply must be considered, too.

Among the 25 proposed sites for reclamation, not all of them are suitable. For example, the Government contemplated that it was possible to undertake

reclamation along the coast line of Wu Kai Sha, but in fact many Ma On Shan residents opposed the proposal and strongly demanded the preservation of the natural coast line. Therefore, in order to reduce further opposition, the Government should consult the district councils and community leaders while looking for sites that are suitable for reclamation.

B. Rock Cavern Development

According to the land usage distribution in Hong Kong, 66.8% of the land is “woodland/ scrubland/ grassland/ wetland”. Since the country parks occupy approximately 40% of the total land mass in Hong Kong, about 20% of it should be available for development. Therefore, when considering reclamation, the Government should consider not only rock caverns but also pieces of land that may be potentially available.

The Government mentioned that rock cavern development has two advantages: “To release valuable land supply for development” and “to install offensive facilities inside the rock caverns”. We are sceptical about the former. Most of the offensive facilities are located in remote areas, such as Tun Mun Districts No. 40 and 46 where iron and steel refineries, cement plants and power plants were built. The values of these remote lands are not high. Few offensive facilities are located in high-value areas, such as the sewage treatment plants in Sha Tin. These lands are of limited supply and we doubt the sustainability of rendering this kind of land for development.

C. Choosing the Sites

Due to the fact that reclamation pollutes the environment and public awareness of coast line preservation has risen over years, the total land mass reclaimed has been reduced ten times during the last decade, from 500 hectares (2001-2005) to 50 hectares (2006-2010).

Therefore, when the Government is determined to enhance land supply through land reclamation outside Victoria Harbour, it should release EIA reports, the prices and working schedules in the early stages and consult the stakeholders on compensation packages in order to reduce resistance. For

example, people who live in one of the chosen sites, Tun Mun District No. 27, have strong demand for railway services. However, for many years, the railway from Tun Mun to Tsuen Wan has not been realized. In this case, the Government may use the construction of the railway in exchange for reclamation in the area. Otherwise, people who live along Castle Peak Road will probably oppose the reclamation proposal.

Another site, an artificial island south of Cheung Chau, is too expensive and economically inefficient. Transportation by sea can only support a limited volume of traffic flow. According to the experiences in other countries, artificial islands are used as tourist sites, their usefulness to Hong Kong people remains doubtful. The Government should choose sites according to the purposes.

3. Summary

The shortage of a stable land supply causes the prices of land and housing to rise to an unprecedented level which threatens the harmony of society. The Government needs to ensure that there will be ample land supply in the future.

Reclamation should be launched in the appropriate areas. The Government should consider the 20% of woodland/ scrubland/ grassland/ wetland in order to discover new land supply other than rock caverns.