



香港城市設計學會
Hong Kong Institute of Urban Design

Position Paper On Enhancing Land Supply Strategy

Pre-requisite

1. Population policy is crucial.
2. Some members cast doubts on the accuracy of the assumption in population growth due to recent drop in birth rate.
3. Reclamation cannot be studied in isolation. For the government to present a convincing argument to the public, parallel studies are required with respect to other forms of land supply including:
 - a. Rezoning of Land
 - b. Redevelopment
 - c. Land Resumption
 - d. Reuse of Ex-quarry Site
4. The public should be presented with pros and cons of each mode of land supply.
5. There are problems about the basic assumptions of the study: relying on past trends is a very passive way of planning for the future. There is no vision involved in the study—it assumes that the past trends are desirable but from what we have experienced, this is not the case!

The Idea of Land Bank

6. While it appears logical and reasonable to identify how much extra land is needed in the first place before any reclamation work is done to avoid excessive reclamation, the idea of providing land bank for contingency use is supported. The government should further present to the public—why do we need land bank—for what purposes? Whose needs? How?

Depositing public land fill

7. Public fill and contaminated sediment due to construction activities are inevitable. It is unethical if we consider reclamation “sinful” but shipping our public fill to reclaiming land in other cities rather than reusing them locally. It is also less costly and more environmentally friendly to keep public fill for local reclamation.

The Need for Urban Design Input

8. For betterment of the built environment and enhancing livability, reclamation sites should be accompanied by urban design plans and models to show 3 dimensional physical visual and environmental impacts to the hinterland.
9. Urban Design Studies shall include, in addition to land use and transport planning, building density and height, vehicular and pedestrian circulations, disposition and design of public urban spaces, including streets, squares, piazza, parks, waterfront promenades and piers.



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10. Urban Designer should be involved to provide input to the location and configuration of the reclamation, its profile and alignment. And more importantly, its organic integration with existing developments—no reclamation should be there if it's not going to improve the current setting.
11. Unsympathetic straight lines along the waterfront should be avoided.
12. Harbour Planning Principles and Guidelines formulated by the Harbourfront Enhancement Committee shall be respected.

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