

RICS Response to Government Consultation

Reclamation outside Victoria Harbour and Rock Cavern Development

Preliminary response for Development Panel 1st June 2013

We are still in the process of consulting our membership about their views on the Government's proposals to enhance Hong Kong's land supply. The initial findings from feedback received to date are set out below. Further information will be provided in our full submission which will be provided before 21st June 2013.

- The successful development of Hong Kong requires a steady, predictable supply of development land, which should be provided from a range of sources. In broad terms, the RICS supports the principle of the reclamation of land outside Victoria Harbour as part of the overall land supply strategy. This is, of course, subject to ensuring that environmental impacts are acceptable, appropriate public engagement and comprehensive planning as set out below.
- RICS hopes to see a clear, updated strategic spatial plan for the city, which is underpinned by a transparent land supply strategy. The land supply strategy should be supported by setting out:
 - the demand for land in the light of predicted demographic change, economic development and growth in demand for employment uses, infrastructure and facilities required to meet the goal of remaining Asia's world city;
 - the scale and location of options for land supply (including redevelopment of urban brownfield land, NDAs, reclamation, etc.) and the way in which they will be prioritized and phased in order to meet the demand for land; and
 - the possible consequences of failing to provide adequate development land.

This approach will enable the public to understand why reclamation is required, and how it fits within a broader land supply strategy and the spatial planning of Hong Kong. The proposed use of reclaimed land, and how reclaimed sites are integrated to the rest of the local community and the overall strategic spatial plan for Hong Kong, should be explained.

- Comprehensive planning is required for reclamation sites and their hinterland to ensure that they deliver optimum development solutions. Issues such as the decanting of existing uses, integration with existing development, associated additional infrastructure requirements (if any),

creating high quality development with a mix of uses must be carefully considered and clearly articulated. As set out above, the way in which individual reclamation sites fit within the broader strategic plan for Hong Kong should be clearly set out to facilitate public engagement.

- Where there are opportunities to use existing infrastructure (e.g. at Sunny Bay), the Government should think creatively to ensure that we make the most of our existing assets, including ways to remove possible Civil Aviation restrictions. Interim responses from members indicate support for a balanced mix of uses for reclamation sites, including residential and other uses.
- In broad terms, the principle of rock cavern development is supported as part of a broader land supply strategy. However, the technical, environmental and financial feasibility of this approach needs to be clearly demonstrated.