



31 May 2013

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& post

Clerk to Panel on Development  
Legislative Council Secretariat  
Legislative Council Complex  
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Dear Sirs

**Stage 2 Public Engagement of Government's strategy to enhance land supply through reclamation outside Victoria Harbour and rock cavern development**

On behalf of the Hong Kong Institute of Surveyors (HKIS), I have much pleasure in submitting our concerns and suggestions on the Government's strategy to enhance land supply through reclamation outside Victoria Harbour and rock cavern development.

**1. Enhancing land supply through reclamation**

The HKIS is of the view that reclamation has always been an important means to increase land supply in Hong Kong. The institute supports reclamation on suitable locations outside Victoria Harbour to provide sufficient lands to meet with the needs of Hong Kong.

**2. Optimum utilization of reclaimed land**

Costs of production of land by means of reclamation is very high and the HKIS considers that the Government should ensure such reclaimed lands are put to their optimum uses. Although the HKIS is fully aware of the increasing need towards better living standards, low density environment on the reclaimed land may not be financially viable nor help to alleviate shortage in housing supply.

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### 3. The 5 proposed near shore reclamation sites

The shortage of housing land supply is a pressing problem in Hong Kong. Out of the five near shore reclamation sites, only Ma Liu Shui site has been identified explicitly in the Consultation for residential development. The other four sites are identified in the Consultation Digest to be suitable for such purposes as land reserve, logistics park / node and tourism. Government officials in subsequent presentations and interviews advised that save for Sunny Bay, the other three sites can also be considered for residential use.

The HKIS supports the Government to conduct further studies of these identified sites with an objective in particular for the provision of housing lands, whilst at the same time taking into account the other requirements of lands to serve Hong Kong.

The HKIS considers that the relevant reclamations should be of such scale and mass so that meaningful supply of housing and other lands can be created for comprehensive development to meet with the medium and long term needs of Hong Kong. For those uses in the urban area which the Government has been thinking of decanting, it would be useful if they can be identified so that the public can be aware of those.

#### Tsing Yi Southwest

The HKIS views that reclamation in Tsing Yi Southwest has great potential given its urban location and the availability of infrastructure support in the vicinity like MTR and highways. The relocation of nearby industrial users would be a significant challenge and it is noted that the number of such users is not large. We urge the government also conduct the decanting of existing land use in that area in conjunction with the reclamation technical study of this site with a view to ensure that the reclaimed site can be available for housing development.

#### Lung Kwu Tan

For the Lung Kwu Tan, it has been identified for decanting uses in the Consultation Digest, whilst at the same time Government officials advised that it could also be considered for residential use. The nearby users including power plants and other special industries have caused concerns about environmental and potential hazards. The future planning of this area would need to take into account such different considerations carefully.



#### **4. Artificial islands in central waters**

The HKIS considers that artificial islands can be an important source of land supply which would facilitate New Town development to house significant amount of residents. The following considerations need to be carefully taken into account including capital investment for the reclamation, provision of infrastructure and connection between the islands and main urban area.

#### **5. Alternative options to land supply**

The Institute also suggests the Government to further consider other alternative options to land supply including the development of agricultural land in the New Territories. The plot ratio of development in the urban/New Territories areas should be reviewed with a view to optimize the use/potential of the precious land resources in Hong Kong while maintaining an appropriate balance between development needs and environmental quality.

#### **6. Conclusion**

The HKIS supports further studies be carried out for the near shore reclamation, artificial islands in central waters and related work like decanting facilities in the urban areas.

Thank you for your attention.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Stephen Lai', is positioned above the printed name.

Sr Stephen Lai  
President

cc The Hon Tony Tse, Legislative Councillor