



25 May 2013

Clerk to Panel (Attn: Ms Christina SHIU)
Legislative Council Secretariat
Panel on Development for Special Meeting on 1 June 2013

HKILA's View on "Enhancing Land Supply Strategy : Reclamation and Rock Cavern Development – Stage 2 Public Engagement"

The HKILA supports the principle of sustainable development to enhance the quality of life of the people of Hong Kong. The "Enhancing Land Supply Strategy" addresses some aspects of this, however, as well as considering the physical feasibility of creating more land for development, the following considerations relating to the quality of our living environment should be adopted as part of the strategy:

1. To adopt a holistic approach to increasing land supply not limited to engineering solutions, including the review of existing less-than-ideal sites, strategic analysis of urban renewal, and the issue of the New Territories small house policy, amongst others;
2. To expand and promote the use of cavern development as an alternative to above-ground development beyond the three proposed test sites and currently projected uses;
3. To fully consider the implications of artificial island creation in terms of transport infrastructure requirements and arrangements including bridges, ferry services and transport interchanges to support a large strategic land bank, and the feasibility of planning for these in the absence of a clear projected use.

...2

4. To consider land reclamation of former quarries, landfills, brownfields and other less than ideal sites as an option in parallel with or in place of sea reclamation;
5. To undertake critical environmental impact assessments on any targeted areas, in particular sensitive and irreplaceable natural coastlines, before proceeding further with development or reclamation plans, and to implement robust mitigation and improvement measures for any adverse environmental early in the planning process to ensure they can be realised later on;
6. To foster the coexistence of both human occupation and natural habitats, create physically attractive, environmentally friendly and sustainable developments for future users, and to implement innovative design and planning as an integral part of the strategy;
7. To coordinate landscape, urban design, architectural, engineering, and planning of land uses, transport, utilities layout, urban greening, landscape open spaces, and other communal facilities to ensure harmonious implementation of the proposals; and finally,
8. In parallel, to set new policies and measures to bring the living environment of the existing overcrowded urban environment and provision of open space up to current planning standards.

Practice Committee
For Council of HKILA

cc. HKILA Secretariat
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