

To: panel\_dev@legco.gov.hk

From: Tse Keith [REDACTED]

Date: 09/04/2019 09:29AM

Subject: Written submission on Studies related to artificial islands in the central waters

Dear Sir,

I strongly “support” Lantau Tomorrow Vision and the associated construction of artificial islands in the central waters. My views are: -

1. It is NOT arguable that we shall think and plan for our future generations on how to maintain the sustainability for living in Hong Kong, while now there is shortage of land and the flat price has been climbing up to such a extremely unaffordable level to quite a lot of Hong Kong people. The most efficient and straight-forward way is to provide more land, which has been hold up for a long time due to suspension of reclamation in Hong Kong after Tseung Kwan O New Town Development in 1990’s. There is no more reclamation project carried out in Hong Kong for housing development since then to accommodate the continuously increasing population. Actually, new town development by reclamation has long been proven to be successful to provide land for housing building from past development in Hong Kong and has helped the generations who grew up from 1970’s to 1990’s, like me. As one of the beneficiary, I surely can’t deny that!
2. There are some opinions that there are quite a lot of different options to solve housing problem and reclamation shall only be considered after all other options are taken into account and implemented. One typical example is the argument about the use of brown field site and development of country park. To me, reclamation is the only option that can give us “additional” land while other options require very lengthy negotiation with affected parties but cannot give us a tiny pieces of additional land. Also, we need to think how to handle the temporary relocation of the existing business stakeholders now occupying the brown field site, which in return would also require additional land for such temporary relocation. This is actually quite a long term planning, which cannot be solved shortly and would even involve the shifting of some business operation to nearby districts in mainland China . As such, all these other options would not be quick or effective enough to solve the problem straightaway.

3. Although someone may argue that it takes time for reclamation, this is still a comparatively clear option that can give out a clear and controllable time line for getting the land. The issue is just about what the construction technologies to be adopted and resources on hand (providing the project can be started as per future schedule). Based on the present construction technologies, there are available methods to speed up the reclamation and to shorten the time of consolidation, which I believe there is a big room to study. One example is the use of “Deep Cement Mix” method to shorten the time of surcharge.
  
4. About the filling material resources, someone argues that the volume of filling material for filling 1000 hectare of land above water at Kau Yi Chau Island would be over 70 million cubic metre and the supply source of the filling materials will be a concern. However, I consider at another angle that the reclamation can in fact help to digest the over 13 million cubic metre of construction and demolition (C&D) materials produced yearly in Hong Kong and therefore can solve the problem of near full-utilization of the filling facilities in Hong Kong. Simply speaking, it is more environmental friendly and economical to re-use the C&D materials by reclamation, rather to spend money to dispose the C&D materials to mainland China. About the concern of environmental impact during reclamation, while now the reclamation will mostly be carried out by non-dredge method, the disturbance of marine sediment below existing seabed is already controlled to the minimal manner and so the disturbance to surrounding water quality can be minimized. It will be more about what construction technologies and mitigation measures to be deployed to minimize the environmental impact, which can be properly handled based on present construction technologies and knowledge.
  
5. About the location of artificial islands in the central water, I consider it is a very good option as the location is close to West Kowloon, Central and Lantau Island. Geographically, with proper road networks put in place, this is the best location to diversify the population and is a convenient middle location to reach different locations in Hong Kong. The central water will not have the comparatively high ecological value as at east water region in Hong Kong. Construction at central water will not further increase marine traffic load at west water region of Hong Kong, where there are numerous construction projects on-going.

To conclude, the Lantau Tomorrow Vision is a constructive and effective planning for sustainable development of Hong Kong and will be beneficial to Hong Kong people in many aspects. Please kindly consider my above points of view in your study.

BRs

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