Enhancing Land Supply Strategy

Module 2:
Land Supply Options and Challenges

Civil Engineering and Development Department
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2. “Six-pronged Approach” in Land Supply
3. Land Supply and Sustainable Development
6 Current Land Supply Options

- Rezoning Land
- Redevelopment
- Land Resumption

- Reclamation
- Rock Cavern Development
- Reuse of Ex-quarry Sites
Rezoning Land

Challenges:
• Multiple ownership, not easy to implement
• Market driven
• Require solution space for resettlement of affected residents / economic activities
Redevelopment

Challenges:
• Multiple ownership, difficult to resume all properties
• Progress hinges on market response
• Affect vulnerable groups most
• Require solution space for resettlement of affected residents / economic activities
Land Resumption

Challenges:
- Cause local opposition
- Affect vulnerable groups most
- Require solution space for resettlement of affected residents / economic activities
- Change rural areas
Reuse of Ex-quarry Sites

Challenge:
• Number of quarry sites is limited, hence land to be provided.
Rock Cavern Development

- Tai Koo MTR Station (1985)
- Sai Wan Ho MTR Station (1985)
- Stanley Sewage Treatment Works (1995)
- Kau Shat Wan Explosives Depot (1997)
- WIL Explosives Magazine (2010)
- Western Salt Water Service Reservoirs at HKU (2009)
Relocating existing facilities to Caverns

Sha Tin Sewage Treatment Works

Nui Po Shan

Challenges:
- Not suitable for residential use
- More suitable for housing NIMBY facilities

Relocation of Sha Tin Sewage Treatment Works to Rock Caverns (Scheme under study)
Challenges:
• Environmental concerns in particular on marine ecology
• Negative public perception in recent years
### Land Supply by Reclamation

#### Area of Reclamation in Hong Kong Between 1985 and 2014

<table>
<thead>
<tr>
<th>Year</th>
<th>Reclaimed Land (ha)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1985-1989</td>
<td>697</td>
<td></td>
</tr>
<tr>
<td>1990-1994</td>
<td>467</td>
<td>Excluding reclamation of 1274 ha at Chek Lap Kok and Kowloon West</td>
</tr>
<tr>
<td>1995-1999</td>
<td>577</td>
<td></td>
</tr>
<tr>
<td>2000-2004</td>
<td>550</td>
<td></td>
</tr>
<tr>
<td>2005-2009</td>
<td>84</td>
<td></td>
</tr>
<tr>
<td>2010-2014</td>
<td>124</td>
<td>Including reclamation of 115 ha for the artificial island under HZMB Project</td>
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</tbody>
</table>

(Source: Hong Kong Geographic Data published yearly from 1985 to 2014 by Survey & Mapping Office, Lands Department)
# Six-pronged Approach in Land Supply Strategy

<table>
<thead>
<tr>
<th>Land Supply Projects under Planning</th>
<th>Land Rezoning</th>
<th>Redevelopment</th>
<th>Land Resumption</th>
<th>Reuse of Ex-quarry Sites</th>
<th>Reclamation</th>
<th>Rock Cavern Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tung Chung New Town Extension</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>New Development Areas in New Territories</td>
<td>✓</td>
<td></td>
<td></td>
<td>✓</td>
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<tr>
<td>Development at Ex-quarry Sites</td>
<td>✓</td>
<td></td>
<td></td>
<td>✓</td>
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<td>✓</td>
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<tr>
<td>Rezoning I, GB and Agr land for non-industrial and housing uses</td>
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<td></td>
</tr>
<tr>
<td>West Rail Kam Sheung Road Station and Pat Heung Depot and adjacent rural area</td>
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<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
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<tr>
<td>Redevelopment projects</td>
<td>✓</td>
<td>✓</td>
<td></td>
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</table>
Six-pronged Approach in Land Supply Strategy

A good mix of land supply options is complementary to sustainable development.
Six-pronged Approach in Land Supply Strategy

<table>
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<th>Land Resumption</th>
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</thead>
<tbody>
<tr>
<td>Market Driven</td>
<td>Unpredictable</td>
<td>Require Solution Space</td>
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</table>

<table>
<thead>
<tr>
<th>Reclamation</th>
<th>Rock Cavern Development</th>
<th>Reuse of Ex-quarry Sites</th>
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<tbody>
<tr>
<td>Government Led</td>
<td>Suitable for Land Reserve</td>
<td>Provide Solution Space</td>
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</tbody>
</table>
Six-pronged Approach in Land Supply Strategy

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<thead>
<tr>
<th>Rezoning Land</th>
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<tbody>
<tr>
<td><img src="image1" alt="Image of Rezoning Land" /></td>
<td><img src="image2" alt="Image of Redevelopment" /></td>
<td><img src="image3" alt="Image of Land Resumption" /></td>
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<table>
<thead>
<tr>
<th>Reclamation</th>
<th>Rock Cavern Development</th>
<th>Reuse of Ex-quarry Sites</th>
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</thead>
<tbody>
<tr>
<td><img src="image4" alt="Image of Reclamation" /></td>
<td><img src="image5" alt="Image of Rock Cavern Development" /></td>
<td><img src="image6" alt="Image of Reuse of Ex-quarry Sites" /></td>
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</tbody>
</table>

Each land supply option is equally important.
Land Supply and Sustainable Development

Social Needs

Environmental Protection

Economic Development
Selecting Suitable Reclamation Sites

Statutory Protected / Constrained Areas

LEGEND
1. Victoria Harbour
2. Closed Area
3. Ramsar Site
4. Marine Park / Marine Reserve
5. SSSI
6. Fairway

- Sensitive Shoreline
- Marine Constrained Area
Technical Assessment and Public Engagement

Conduct broad technical assessment to select sites, and further studies to ascertain technical feasibility and environmental acceptability.

Conducting on-site monitoring to ascertain the presence of CWDs at three potential near-shore reclamation sites.

Communicate with the public at various stages of development.

Public engagement, community consultation, statutory procedures.
New Reclamation Techniques

Sloping Seawall + Mangroves + Mudflat

Eco-shoreline

Mudflat

Diverse Mangrove Planting

High Tide 漲潮

Low Tide 退潮
To ensure adequate land supply in future

Adopting six-pronged approach for land supply

Identifying suitable locations, and applying new and eco-friendly engineering solution

Engaging the public
Sustainable Development

Economy

Environment

Society

Economic Development

Conservation & Protection

Community Needs

Quality of Life
End