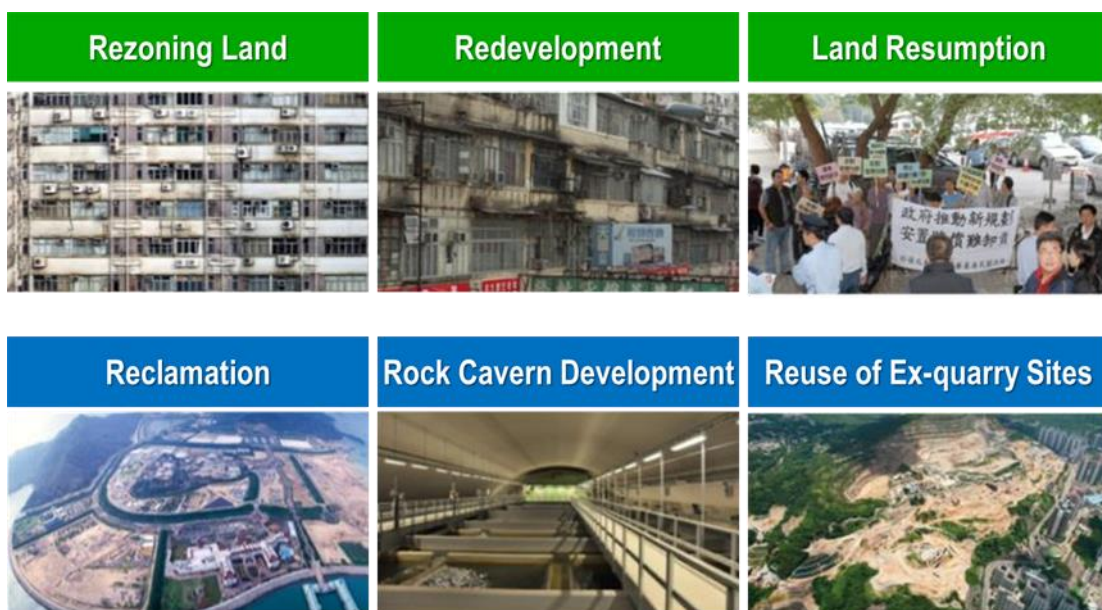


Information Sheet (4)

Land Supply Options

1. Six-pronged Approach for Land Supply

With adequate land supply, underpinned by good land use planning, we would be able to meet the public aspiration for improving the quality of life, in particular those from younger generations for better living environments including more living spaces, quality environments and sustainable development. The Government strives to release land resources by various means, including redevelopment, rezoning, land resumption in rural areas, reclamation, rock cavern development and reuse of ex-quarry sites.



Each of the land supply options has its own challenges. To dovetail with the long-term development of Hong Kong, we cannot rely on only one or two options to supply land to address all the needs. In recent years, there have been voices in society that the Government should stop reclamation and regard it as a last resort, thereby putting a halt on reclamation projects. Since other land supply options also face many challenges, coupled with the long lead-time required for land development, the problem of land shortage arises. To solve this problem, we should use all the different land supply options, including reclamation on an appropriate scale outside Victoria Harbour.

2. Challenges for the Six-pronged Approach

Each land supply option has its own challenges. Therefore, the Government needs to take a “six-pronged approach” in land supply and plan well ahead. With all six options in play, we can apply them in a flexible manner to ensure a stable land supply.



Options	Challenges
Rezoning Land	<ul style="list-style-type: none"> • Multiple ownership, not easy to implement • Market driven • Require solution space for resettlement of affected residents / economic activities
Redevelopment	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Cause local opposition • Affect vulnerable groups most • Require solution space for resettlement of affected residents / economic activities • Change the rural areas
Reuse of Ex-Quarry Sites	<ul style="list-style-type: none"> • Limited quarry sites and thus limited land to be provided
Rock Cavern Development	<ul style="list-style-type: none"> • Not suitable for residential use, • More suitable for placing NIMBY facilities
Reclamation	<ul style="list-style-type: none"> • Concerns about environmental impacts, in particular those on marine ecology • Negative public perception in recent years

3. Land Supply and Sustainable Development

Sustainable development places stress on a balance amongst environmental protection, social needs and economic development.

The environmental impacts should be considered regardless of creating new land at sea or on shore. Reclamation related issues are more commonly known – such as how to minimize impacts on seabed, marine ecology and fisheries industry. Though largely unmentioned, the impacts on green belts, fauna habitats, terrestrial ecology including mammals, birds and plants, agricultural activities as well as landscape due to rural development should not be overlooked as well.

Potential Environmental Concerns

Reclamation	Development on Land
<ul style="list-style-type: none">➤ Impacts on marine habitats and associated fauna➤ Impacts on fisheries➤ Visual impact, water quality, noise, air quality, etc.	<ul style="list-style-type: none">➤ Impacts on terrestrial habitats and associated fauna➤ Impacts on agricultural activities➤ Landscape, vibration, noise, air quality, etc.➤ Generating public fill

On social impacts, development on the existing lands usually affects the existing community and economic activities, complicating development proposals. The impacts on social network, local culture and traditions, livelihood of residents, in particular the vulnerable groups, should be prudently taken into account. It is expected that the social impacts would be relatively significant.

In contrast, land created by reclamation is new land. If suitable sites are selected, impacts on the existing communities (for example visual impact) would be relatively limited. It can even make up the shortfall in spaces in developed areas.

Potential Social Concerns

Reclamation	Development on Land
<ul style="list-style-type: none"> ➤ Relatively limited impacts on the existing community (e.g. visual impact) if suitable sites are selected 	<ul style="list-style-type: none"> ➤ Probably significant impacts on the existing community: <ul style="list-style-type: none"> • Breaking down the social fabric and cohesion • Loss of social culture and traditions • Loss of residents' livelihood ➤ Concerns on vulnerable groups ➤ Lifestyle changes ➤ Requiring solution space

Under the premise of sustainable development, our critical choice in land development is not whether to create new land on shore or at sea but to identify suitable sites.

Scientific studies and technical assessments are useful tools to identify suitable sites and minimize environmental impacts. Reclamation projects are subject to scrutiny under the environmental impact assessment mechanism, which is required by the law and has stringent requirements, ensuring that the projects are environmentally acceptable. Meanwhile, the Government is exploring ways on how to make use of latest environmentally friendly reclamation techniques for better protection of our environment.

It is equally important to engage the public during the process. According to (i) the Environmental Impact Assessment Ordinance, (ii) the Town Planning Ordinance, and (iii) the Foreshore and Sea-bed (Reclamations) Ordinance, public consultation, a statutory procedure, should be carried out in accordance with the prescribed procedures. In addition, the Government will maintain close communications with the District Councils, local residents and other stakeholders through different channels in shaping up development proposals, in a bid to ensure the safeguarding of public interest.