

Supporting Learning Material:

Enhancing Land Supply Strategy

Module 2: Land Supply Options and Challenges

Civil Engineering and Development Department



2017

Content

- 1. Current Land Supply Options in Hong Kong**
- 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



Open Storage Area



Industrial Building

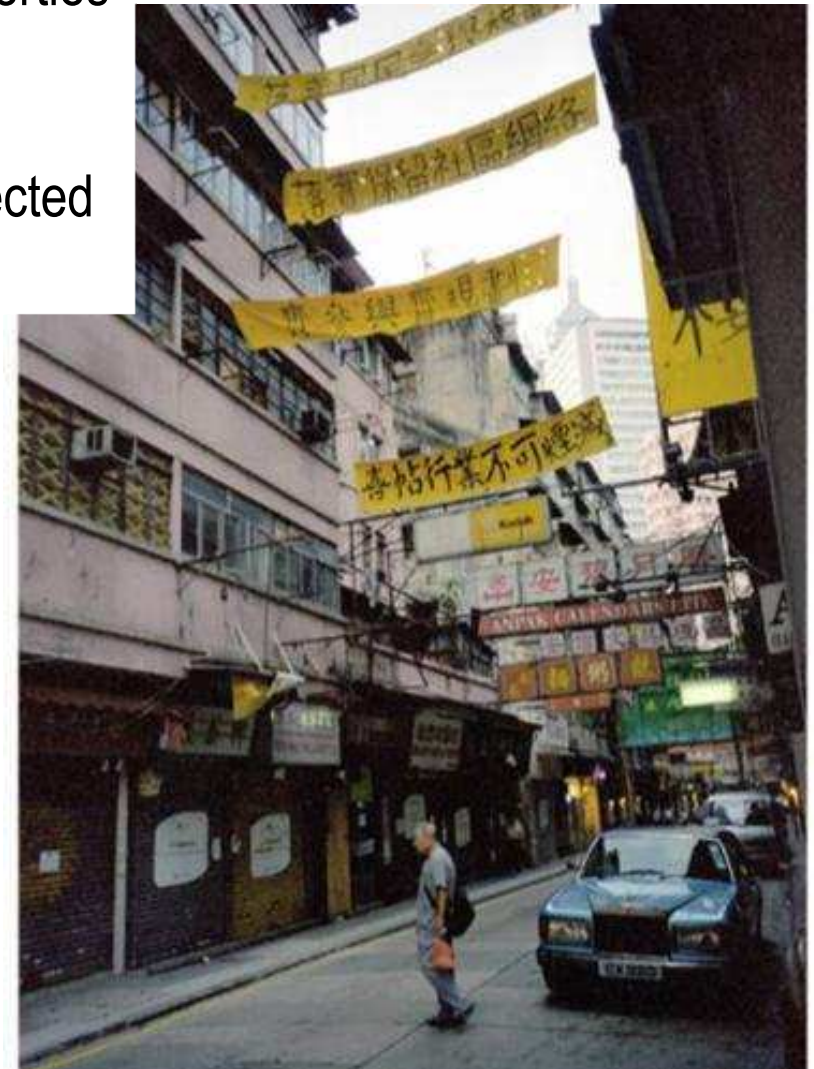


Agricultural Land

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:

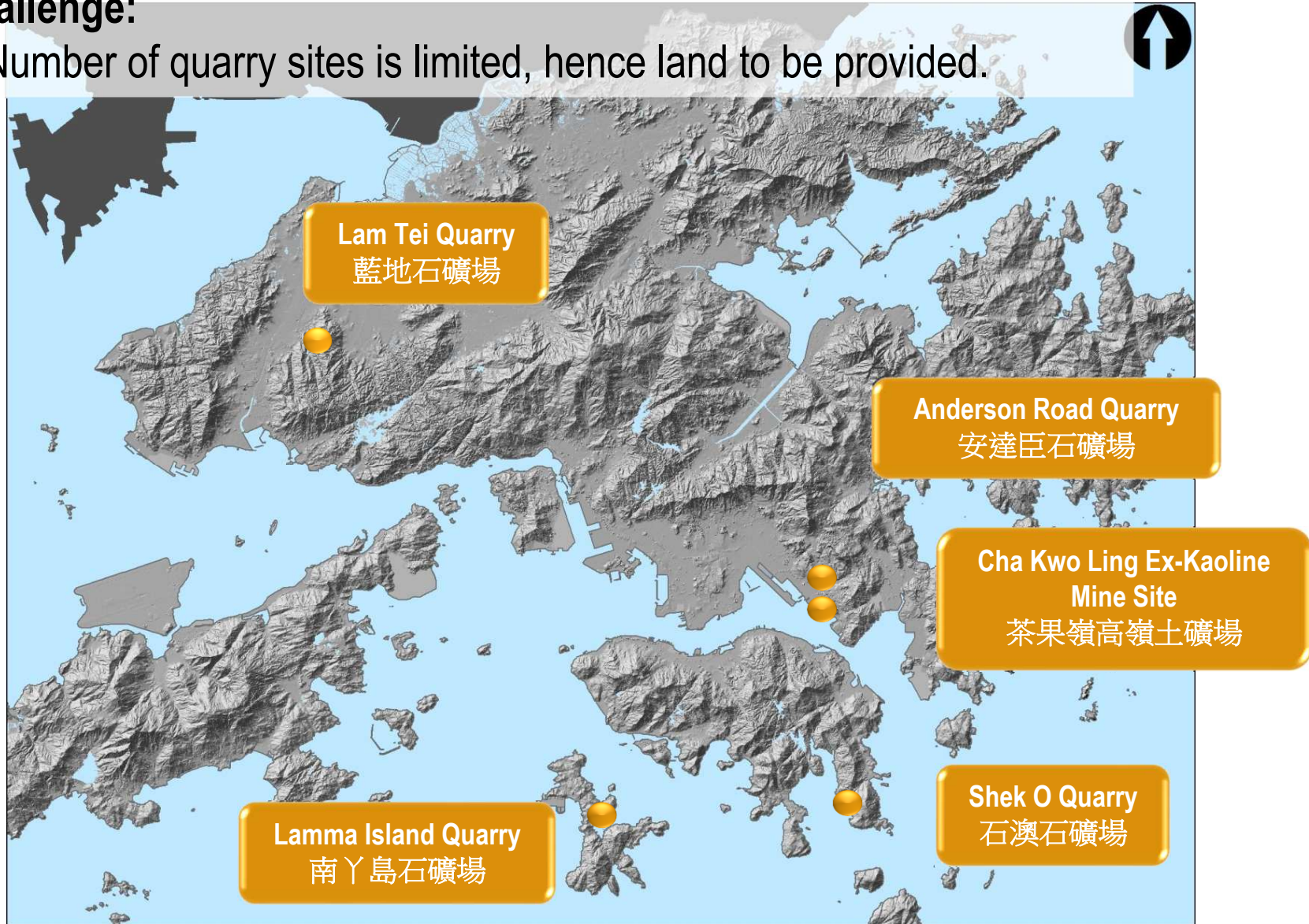
- Cause local opposition
- Affect vulnerable groups most
- Require solution space for resettlement of affected residents / economic activities
- Change rural areas



Reuse of Ex-quarry Sites

Challenge:

- Number of quarry sites is limited, hence land to be provided.



Rock Cavern Development



Island W. Transfer Station (1997)



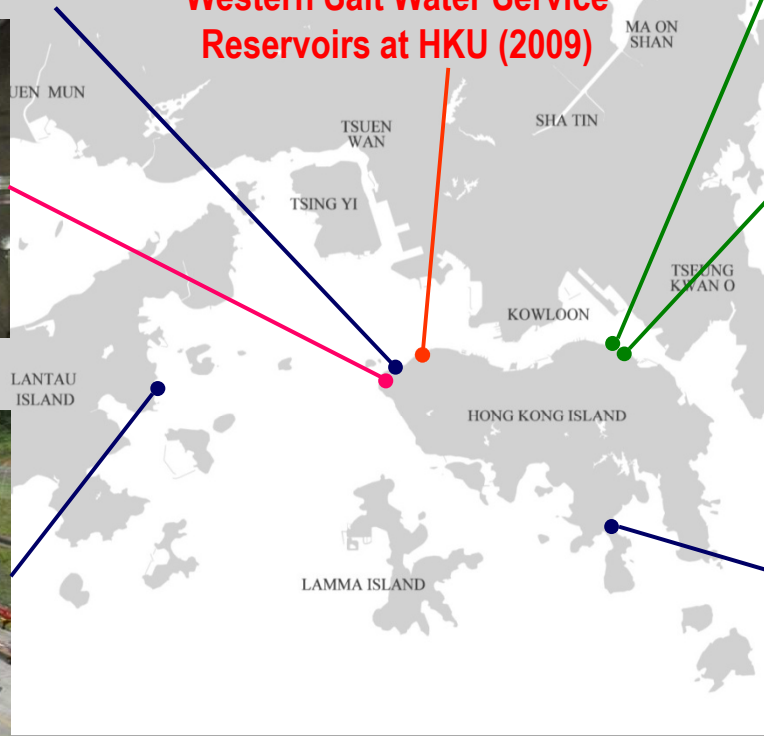
Western Salt Water Service Reservoirs at HKU (2009)



Tai Koo MTR Station (1985)



WIL Explosives Magazine (2010)



Sai Wan Ho MTR Station (1985)

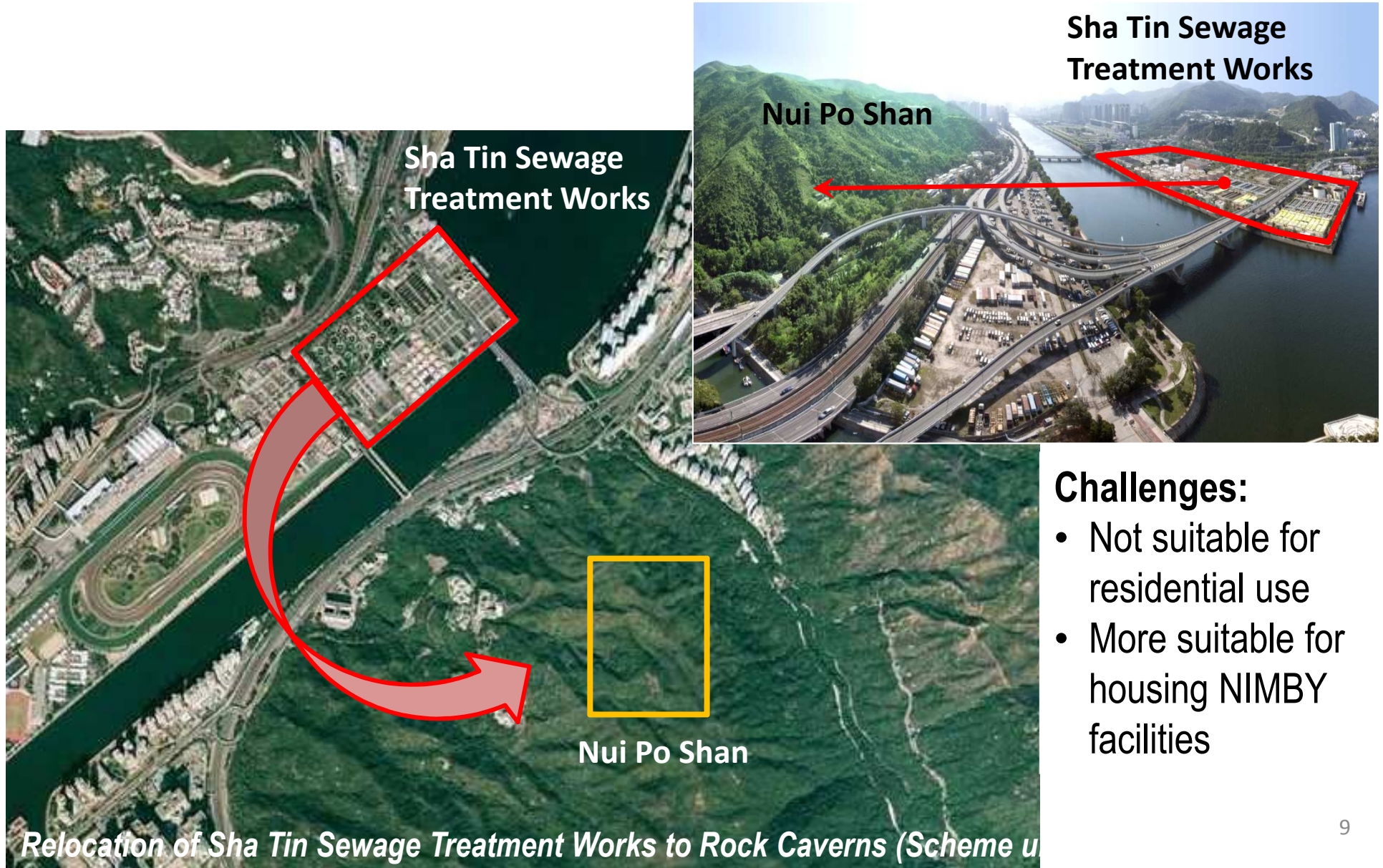


Kau Shat Wan Explosives Depot (1997)



Stanley Sewage Treatment Works (1995)

Relocating existing facilities to Caverns



Sha Tin Sewage Treatment Works

Nui Po Shan

Sha Tin Sewage Treatment Works

Nui Po Shan

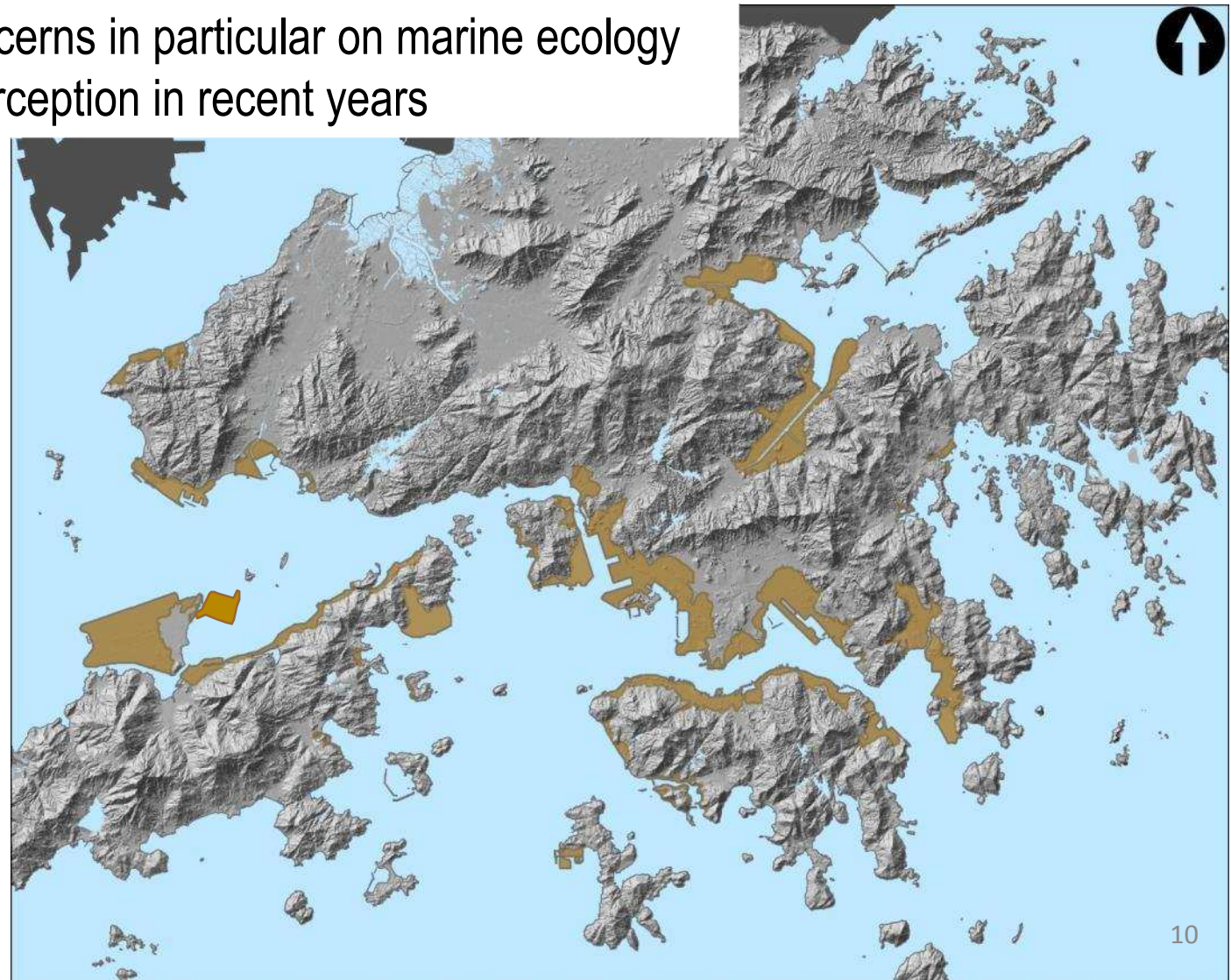
Challenges:

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

Reclamation

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

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

(Source: Hong Kong Geographic Data published yearly from 1985 to 2014 by Survey & Mapping Office, Lands Department)

Six-pronged Approach in Land Supply Strategy

Land Supply Projects under Planning	Land Supply Options					
	Land Rezoning	Redevelopment	Land Resumption	Reuse of Ex-quarry Sites	Reclamation	Rock Cavern Development
Tung Chung New Town Extension	✓		✓		✓	
New Development Areas in New Territories	✓		✓			
Development at Ex-quarry Sites	✓			✓		✓
Rezoning I, GB and Agr land for non-industrial and housing uses	✓					
West Rail Kam Sheung Road Station and Pat Heung Depot and adjacent rural area	✓	✓	✓			
Redevelopment projects	✓	✓				

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

Rezoning Land	Redevelopment	Land Resumption
 <p data-bbox="479 564 1760 746">Market Driven → Unpredictable Supply Require Solution Space</p>		
Reclamation	Rock Cavern Development	Reuse of Ex-quarry Sites
 <p data-bbox="349 1129 1890 1311">Government Led → Suitable for Land Reserve Provide Solution Space</p>		

Six-pronged Approach in Land Supply Strategy

Rezoning Land



Redevelopment



Land Resumption



Reclamation



Rock Cavern Development

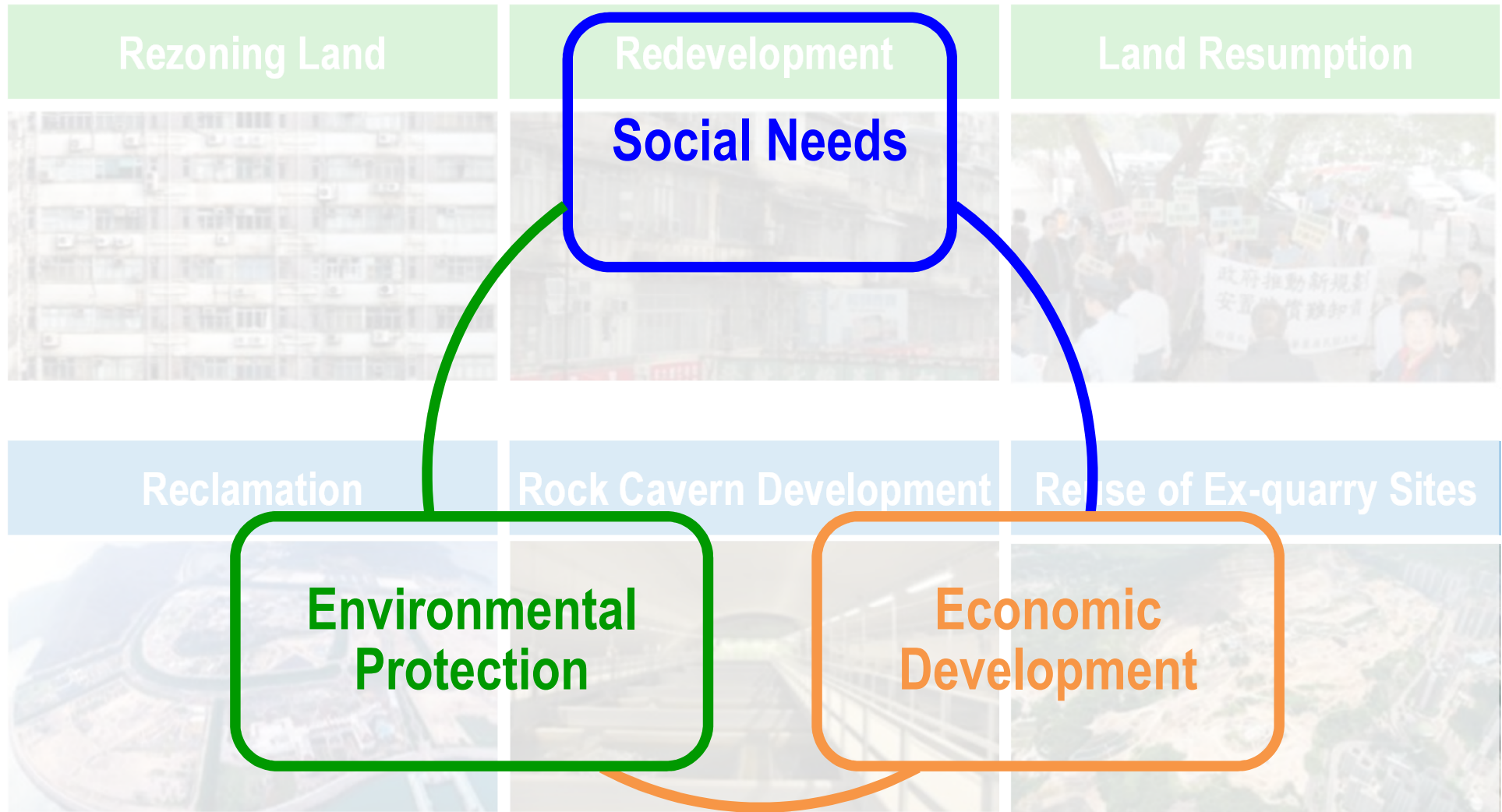


Reuse of Ex-quarry Sites

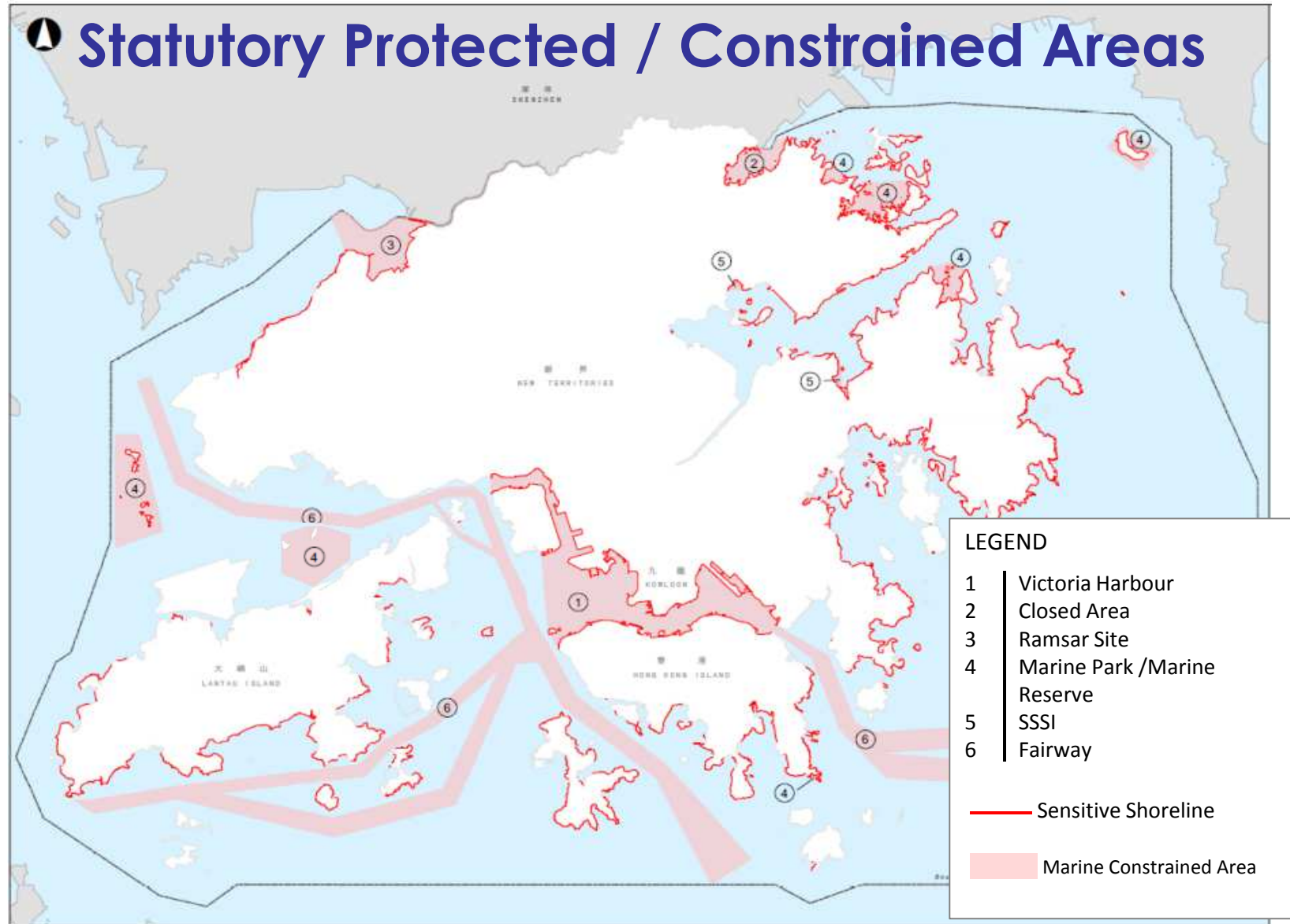


Each land supply option is equally important.

Land Supply and Sustainable Development



Selecting Suitable Reclamation Sites



Technical Assessment and Public Engagement

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



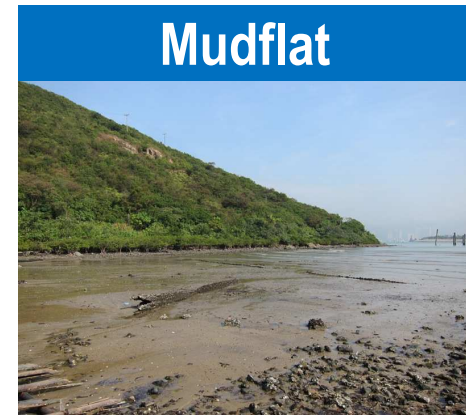
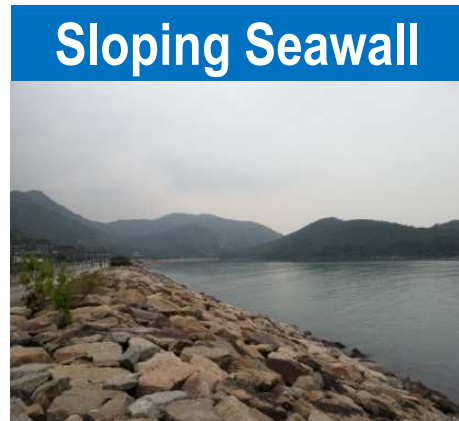
Conducting on-site monitoring to ascertain the presence of CWDs at three potential near-shore reclamation sites

Communicate with the public at various stages of development

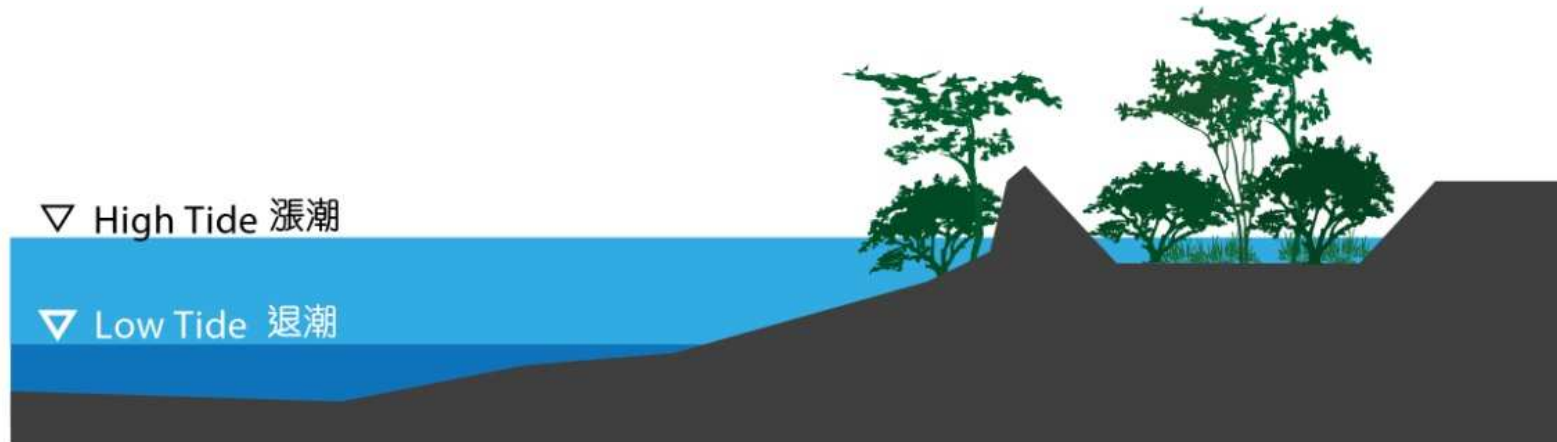


Public engagement, community consultation, statutory procedures

New Reclamation Techniques



Eco-shoreline
生態海岸線



To ensure adequate land supply in future

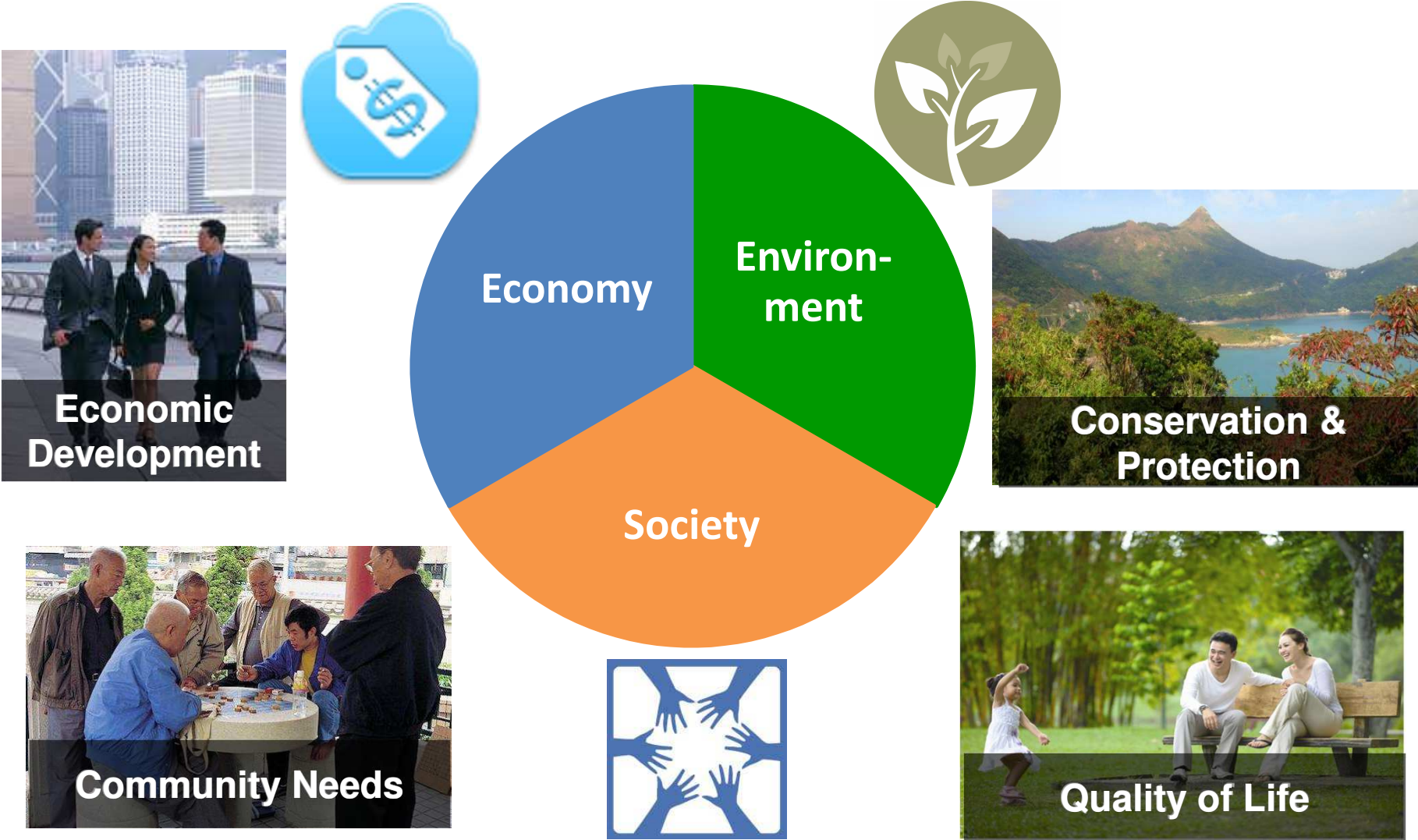
Adopting six-pronged approach for land supply

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

Engaging the public



Sustainable Development



End

