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智庫 SD Advocates Ltd

Views on "Enhancing Land Supply Strategy"

General Comments

The Stage 2 Public Engagement Digest states that the Stage 1 PE Exercise received broad support for a six-pronged approach for enhancing land supply, but it also acknowledges that the community has diverse views on reclamation. However, the Stage 2 PE Exercise does not re-visit the six-pronged approach or address the diverse views on reclamation. Instead, it goes straight into the 8 potential sites identified for reclamation or rock cavern development and consults the public on the areas to be covered in the technical studies for these sites. There is no mentioning of how reclamation and rock cavern development will integrate with other approaches in land supply to fulfill a comprehensive strategy, and how public concerns expressed during the Stage 1 PE exercise have been addressed.

In this Exercise the public is consulted only on issues to be covered in the coming technical studies of each selected site. The SD Advocates considers that the technical and engineering aspects should be governed by professional standards and established guidelines, and the public should be informed of and invited to comment on identified technical issues instead of being consulted on what technical issues to be covered. The public is more concerned about the social and economic aspects of the proposed reclamation and rock cavern development at the selected sites as well as the potential impacts on the life of the neighboring communities. The exercise is considered incomplete without justification supporting the selection of those sites and full consideration of the social and economic implications of the proposals.

Comments on Selected Reclamation Sites

<u>Lung Kwu Tan</u>

1. This appears to be reclamation for the sake of reclamation. The site is proposed for providing land for facilities to meet the needs of the Tuen Mun community. Are these facilities required to meet shortages in Tuen Mun? Are they not too far from Tuen Mun Town? The site is quite far away and is separated from Tuen Mun by some "noxious uses" which were deliberately located there to take advantage of the distance from the TM residents.
2. The proposed site is located between NIMBY installations such as power stations, fuel facilities and steel works just outside its north and south ends. The reclaimed land is unlikely to serve as a suitable site for housing purpose.

3. The reclamation will sacrifice a beach and will have detrimental effect on the existing attractive rural settlement. The PE Digest says the proposed reclamation will avoid natural shorelines but gives no further explanation. One cannot see how it can be achieved.
4. The Digest states that the proposed site can be refined to avoid encroachment on Chinese White Dolphin active spots, but does not further explain to what extent the encroachment can be avoided with the site refinement.

Siu Ho Wan

1. This is a good site for a logistic park. It will serve to create jobs and support the development of Tung Chung New Town, the population of which will increase from 81,000 to 220,000.
2. However, in consideration of the CWD which are active in nearby waters and are subject to potential danger caused by the construction of HZM Bridge, this reclamation should only be considered when there is no other suitable site for the logistic park.

Sunny Bay

1. SD Advocates supports the proposal of using this site for recreation and tourism.
2. However, no other kinds of businesses except tourism related ones will be interested in this site at this location. Why is it not proposed for low-density "luxurious" housing, which would be more suitable for this location?
3. One must be first of all convinced that potential sites on land are exhausted before deciding on changing the shoreline permanently, and at the risk of affecting the CWD.

Tsing Yi Southwest

1. This proposed site should only be considered if it is meant for CT10, instead of building up land bank for general purposes. The current heavy industrial and hazardous installations next to the site will much constraint its future use.
2. In fact, no matter what uses the reclamations are designated for, the proposal will face very strong objections from residents on the northeast corner of the island.
3. In view of the strong competition the container terminal business is facing, do we need both reclamation sites for CT10 here?

Ma Liu Shui

1. This is a good site for housing. The only concern is whether it will have any adverse effect on the water flow into and out of Shing Mun River Channel and hence on its water quality. It has taken years for the remedial measures to take effect savaging the Channel. Narrowing its estuary will certainly have impacts on its water quality.

Comments on Rock Cavern Development

1. The Stage 1 PE Exercise shows broad support to the proposal of relocating NIMBY facilities into caverns to bring social and environmental benefits to the local community. Hence this Stage 2 Exercise should focus on the issues of proposed relocation sites and the impact on the local community during and after the construction period. The PE Digest, however, is not providing enough information for meaningful comments.

Comments on Artificial Islands in Central Waters

1. One would agree that artificial islands have greater flexibility in planning. But even though the man-made islands can be planned to avoid encroaching on natural shorelines, they will affect significantly the marine currents and will hence change the natural shorelines and the ecological stability in the surroundings.
2. Building large-scale man-made islands in the open sea is certainly a challenge welcomed by the engineering profession, but the irreversible and significant impact on the natural environment is a big price to pay.
3. Apart from environmental impact, artificial islands in Central Waters will have significant effects on the operation of the port of Hong Kong.
4. And, how will future residents commute to their places of work outside the islands? Connectivity is a major factor that must not be taken lightly. The non-self-sustainable operation of the Discovery Bay ferry service is a lesson we should have learned.
5. Instead of building artificial islands in Central Waters, reclamation on north-east and north-west shores of Lamma (Luk Chau Wan and Yung Shue Wan) should be considered. Build transport link to connect Pok Fu Lam and Lamma, later to Cheung Chau, and further link up Cheung Chau with the south-east side of Lantau. Apart from providing huge land supply, this option will connect Lantau, Cheung Chau and Lamma with Hong Kong Island, and will give rise to tremendous potentials in housing, tourism and job opportunities.