



OUR HONG KONG
FOUNDATION
團結香港基金

Re-imagining Hong Kong with a Game-Changer

Enhanced East Lantau Metropolis

Infographic Summary



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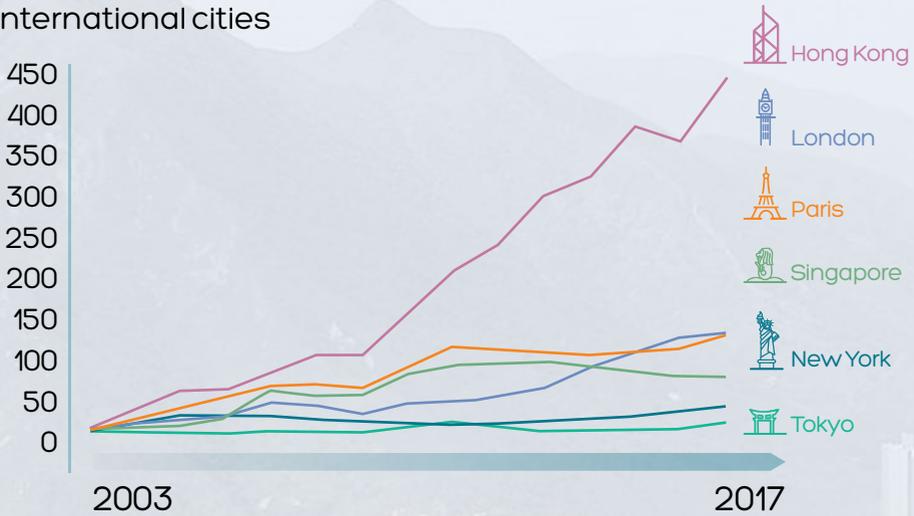
Moving Ahead
for Consensus



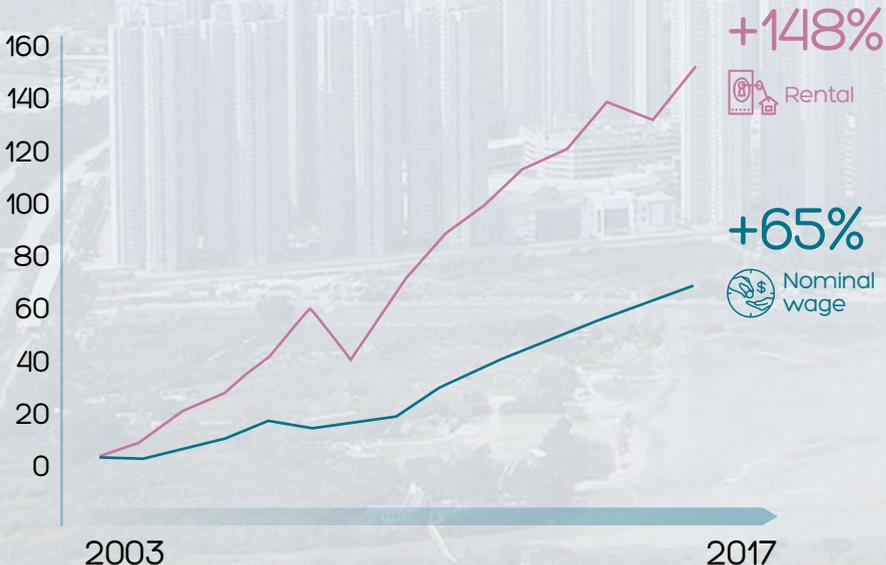
1 THE CASE FOR LAND

Hong Kong's future is shrouded by the city's widely-acknowledged land and housing challenges

Growth of property price surpasses many international cities



Wage growth lags behind rental growth





Our society is becoming more divided, between the “have” and the “have-nots”

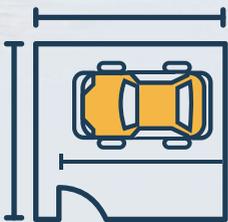
It is no secret that the Hong Kong housing market is distorted and unaffordable; **waiting time for public housing has reached**

5.1
YEARS

and for the majority, private housing ownership is a far away dream.

Living conditions have also continued to worsen, **our per capita living space is only slightly larger than the size of a carpark space.**

per capita living space



170 sq. ft.

Despite the economic success of Hong Kong, it is paradoxical to see many of our citizens struggling to attain even a “basic” standard of living.

Hong Kong has a high population density, but the situation is worse than we thought - **our average density is at 27,400 people per square kilometre of developed land**, even higher than Mumbai.



10,700
Singapore



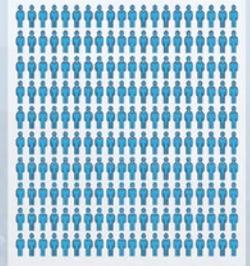
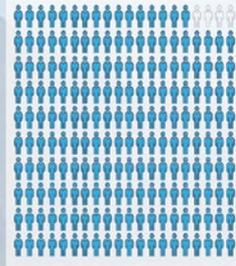
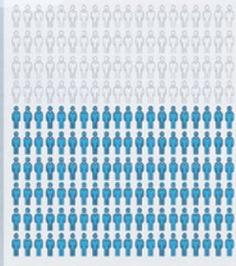
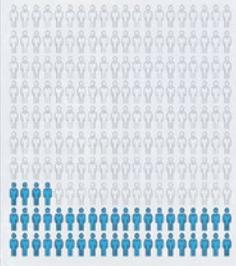
20,800
New York



26,400
Mumbai



27,400
Hong Kong



High population density has a detrimental effect on all facets of our daily lives, the most notable one being traffic congestion. Many **railway links have reached full capacity**, with Tsuen Wan Line, West Rail Line, Island Line and Tseung Kwan O Line all reaching over 95% of capacity during peak morning hours.





Double-ageing in Hong Kong

Elderly aged 65
or above



2016
1.2 million



2036
2.4 million

While many of us already feel suffocated in limited space, it is only going to worsen if we do nothing transformational to create capacity for foreseeable social challenges.

Our society is ageing, with **elderly aged 65 or above**

DOUBLING TO
2.4
MILLION

This is going to put pressure on our hospitals and elderly homes, which are already overloaded today.

Furthermore, our ageing buildings are also in dire need of renewal.

Private housing units
aged 70 years or above
are going to grow from 1,100
units to 326,000 units,

A MAGNITUDE OF
300
TIMES





Hong Kong needs more developed land

Of the 110,000 hectares of land in Hong Kong, **only 24% is developed land** while the rest is "green" land, such as country parks. Preserving the natural environment and maintaining biodiversity are important; therefore we can only do so much to optimise our current capacity for development - we need to increase land capacity.

Hong Kong

Developed Land

24%

Country Parks **40%**



Other Green Lands **36%**



Hong Kong land area
110,000
hectares



Residential **7%**



Commercial & Industrial **3%**



Institutional, Open Space & Transportation **9%**



Other Developed Land **5%**

Singapore

Developed Land

73%

Reservoirs, Parks and Nature Reserves **13%**



Other Un-developed Land **14%**



Singapore land area
70,000
hectares



Residential **14%**



Commercial & Industrial **13%**



Community, Institution, Recreation Facilities and Utilities **11%**



Other Developed Land **34%**



Regrettably over the last decade, the Government has suspended major reclamation projects for new town development. Our last new town, Tung Chung, was developed in the 1990s.

New towns accommodate nearly 50% of Hong Kong's population



*Projected when Phase 4 is completed.

Other Asian cities have actively used reclamation to create new land for development, and they will continue to do so in the future.

However, in today's Hong Kong, most of the discussions regarding land supply is about "catching-up" with demand - **what we really need is a holistic vision that will transform our city's development** with the goal of improving our long-term competitiveness and also our quality of living.

Land area reclaimed in the past 10 years

Land area to be reclaimed in the future



Hong Kong



Shenzhen



Singapore



0 1,000 2,000 3,000 4,000 5,000 6,000
Hectare



2 RECLAMATION IS THE GAME-CHANGER

The latest consultation from the Task Force on Land Supply proposed 18 options to increase land supply. Among all, **only large-scale reclamation can truly define a new vision for Hong Kong**. It is a game-changing solution because:



01

Reclamation offers the opportunity to fundamentally **solve many of our land and housing problems** - all other options are just piecemeal solutions.

02

Reclamation is the only solution that actually helps **reduce our current density** - many other options are only crowding more people on a fixed, already congested piece of land.

03

Reclamation **has a scale large enough to allow holistic urban planning**, relaxing land capacity to resolve many liveability issues which deteriorate our quality of living.

After considering multiple large-scale reclamation sites, Our Hong Kong Foundation supports **the Government's East Lantau Metropolis (ELM) proposal** laid out in the "Hong Kong 2030+" paper, but the scale of 1,000 hectares is not visionary enough.

We propose to double its scale and we call it **the Enhanced ELM (EELM)**, a 2,200 hectare reclaimed island in East Lantau.

EELM's 2,200 HECTARES =



110 VICTORIA PARKS



Almost **1/2** SIZE OF KOWLOON



About **8%** OF TOTAL BUILT-UP LAND IN HONG KONG





EELM will be located mid-way between Hong Kong Island and Lantau. It is strategically located with many advantages:

02 Enhanced connectivity to New Territories West

01 Close to Central CBD, about 4km from Hong Kong Island West



03 Proximity to the Greater Bay Area within a 1-hour living circle

EELM has taken into consideration different ecological and environmental concerns.

“



In view of the ecological importance of the surrounding islands of EELM, the proposal suggests keeping a **200 to 300 metre buffer** between the natural coastline of existing islands and the newly reclaimed island.

“



The location of EELM **does not intersect with the major habitats of the Chinese White Dolphin and the Finless Porpoise**. These habitats are generally on the west of Lantau Island and the waters south of EELM, respectively.

“



EELM adopts the **non-dredged reclamation method** which helps to preserve water quality and requires less fill materials.



3 RE-IMAGINING HONG KONG



RE-IMAGINE affordable housing

EELM enables us to address long-standing housing issues, including long-term land supply, aspirations in the size of public and private housing, as well as homeownership.

EELM is going to provide a significant land bank for Hong Kong. Based on our preliminary land use proposal, we estimate that this could result in:



250,000 - 400,000
new housing units



0.7-1.1 million
of population
accommodated



Can we re-imagine a Hong Kong where homeownership is not a distant dream but a realistic goal for more people, especially the younger generation?



RE-IMAGINE quality of living



Carbon
neutrality



Bike-friendly
network



Car-free
city



Can we re-imagine a new town with a population of 0.7-1.1 million living in an environment with excellent walkability, bike lanes for everyone, and minimal roadside pollution?

RE-IMAGINE

re-development of old Hong Kong



To successfully launch any re-development project, we would need “**decanting sites**”, i.e. relocation sites for affected residents. Without enough land capacity, urban redevelopment will never be able to accelerate to meet ageing housing demand.



Can we re-imagine urban planning and re-development that is not just about housing, but also includes parks and other community facilities?



RE-IMAGINE

industry development

Reviving industries that are bottlenecked by shortage of land, as well as generating significant opportunities for industry diversification and development.



CREATIVE:

Talent hub for design, art and cinematic production



EDUCATION:

A global hub for education and research



HEALTHCARE:

Centre of health excellence with primary care-oriented services



MICE:

Focal point for major MICE events



SPORTS:

A home-ground for top athletes



TECHNOLOGY:

A regional technology and innovation hub



Can we re-imagine a Hong Kong where land is no longer the bottleneck for our industry development?

4 MOVING AHEAD FOR CONSENSUS

There are challenges we need to overcome

WHAT PEOPLE SAY...



Everyone has his or her own "ideal solution" to land and housing problems and it is therefore **almost impossible to reach a consensus**



Reclamation is a **lengthy process** and there are **too many uncertainties** over time for the realisation of potential benefits.



Reclamation will do a lot **more harm than good** to the environment

WHAT WE THINK...

We are not seeking consensus for a single solution but **encouraging our citizens to recognize the need for both short-term and long-term solutions** to address our need for land - it is not an either-or but a many-and discussion.

Our city was able to deliver the ten "core infrastructure projects" on time back in 1998 - if we could achieve it in the past, then with **determination and technological advancement**, we should be able to **accomplish it** again, but better, bigger and faster than before.

Development and conservation are **not mutually exclusive**. With EELM, we have the opportunity to create environment capacity to implement green solutions on a large-scale on the island.





There is so much at stake we need to act now!

This is a **window of opportunity** for Hong Kong to enhance our liveability. We can **delay no longer** and will need to push ahead in full speed. The upside of EELM is huge - what's at stake is our future and the city's competitiveness against other metropolises in the next 30 years and more.

**LET'S CHANGE THE GAME.
LET'S RE-IMAGINE HONG KONG.**



Our Hong Kong Foundation is a non-government, non-profit organization dedicated to promoting the long-term and overall interests of Hong Kong through public policy research, advocacy and engagement. Pooling together local, mainland and international talent, the Foundation studies Hong Kong's short, medium and long-term development needs, offering multidisciplinary public policy recommendations and solutions to foster social cohesion, economic prosperity and sustainable development.

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About Enhanced East Lantau Metropolis



Research
Report



Infographic
Summary



Q&A Guide



Video

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