

By post and by email at info@centralwaters.hk

31 March 2023

Tung Chung Community Liaison Centre
13 Tung Chung Waterfront Road
Tung Chung

Dear Sir/Madam

**Views from The Hong Kong Institution of Engineers
On the Development of Kau Yi Chau Artificial Islands**

On behalf of the Institution, I am pleased to present to you our views and suggestions as set out in the enclosure for your consideration on the captioned subject.

With our expertise and experience, the Institution welcomes the opportunity to work with the Government on the area of concern if and when it is needed.

Thank you.

Yours faithfully



Ir Aaron BOK
President

AB/CKH/DW/SS

Enclosure

Views from The Hong Kong Institution of Engineers on the Development of Kau Yi Chau Artificial Islands

Hong Kong is known for her competitiveness as a financial, commercial and trade centre. To continue to stay ahead in the ever-changing external environment, it is essential for the city to expand the scope and capacity of development. To this end, The Hong Kong Institution of Engineers (“HKIE”) welcomes the development of the Kau Yi Chau Artificial Islands (“KYCAI”) which is strategically positioned in the Harbour Metropolis to meet part of the land requirement of the city. The HKIE would like to put forward our views on the KYCAI for consideration of the Development Bureau and responsible departments and authorities.

2. The KYCAI Development will fuel future economic growth and about 300 out of the 1,000 hectares of land will serve as one of the supply sources of the 3,280 hectares of developable land in the coming 10 years. Positioned as a Central Business District (“CBD”), the KYCAI will encompass commercial activities, housing, culture, creative arts, fashion and entertainment, popular sports and facilities related to daily living as well as a large amount of quality public space.
3. The KYCAI can strengthen the strategic connection between the mainland, the Northern Metropolis, and Hong Kong Island West, facilitating connection with major developed areas without encumbering existing road networks especially in Kowloon. Meanwhile, to create a work-live-play CBD3, it is worth studying a pedestrian or cycle network within the KYCAI to enhance walkability and liveability. Floating structures may also be considered at suitable locations to provide extra space for public enjoyment. Ultimately, one of the development targets should be to achieve carbon neutrality and zero waste discharge in the operation stage.
4. Much of Hong Kong’s societal problems and more importantly, the sustainable development of the city, are tied with the complication of land and housing supply. The KYCAI not only can create capacity, but also build land reserve for future development of Hong Kong. The HKIE supports the KYCAI Development which can offer solution spaces and spade-ready sites by which the Administration can kick off development at a much faster pace instead of spending time on seeking and forming suitable sites, which can in turn help solve various obstacles including urban redevelopment to cater for the ageing buildings in the downtown areas.
5. In terms of technicality of the KYCAI Development, the HKIE agrees to the “three-island” design to cope with the impact of reclamation on water quality and ecology while reducing urban heat island effect. With environmental impact being one of the major public concerns regarding the KYCAI, it is suggested that further elaboration on the coastal design and explanation of the possible enhancement to the bio-diversity and coastal resilience of the area be publicised to facilitate understanding on the benefits of such a design.

6. Furthermore, the HKIE suggests that the surplus public fill generated over the years can be used as construction materials for the reclamation of KYCAI, instead of delivered to Taishan in Guangdong Province for disposal. Such local usage of public fill not only removes the carbon footprint generated in the transporting process, but also create a new development cluster at a prime location.

7. The project cost is another widely raised concern of the public, whose purse, however, is not necessarily the only source of fund. The KYCAI offers foreseeable financial returns. The HKIE agrees to the suggestion of launching infrastructure financing securitisation products apart from the fiscal reserve, which can help promote Hong Kong as an international financial centre and infrastructure financing hub, and at the same time reduces the short-term financial burden of the Administration.

8. On the other hand, investment in infrastructure is an effective means to boost the economy and provide job opportunities for the community. The reclamation of KYCAI and the associated large-scale infrastructures such as major roads and railways to be carried out will bring opportunities of development, but the challenges to the engineering and construction industry shall not be overlooked. It is also essential that relevant authorities coordinate and prioritise the projects according to cost-effectiveness, demand, and capability to address existing societal issues etc. to best allocate and utilise the available resources.

9. The Institution understands the public concern over the schedule, cost and environmental issues arising from the KYCAI Development. However, we believe such concerns can be properly addressed, and the social and economic benefits brought by the development will outweigh the costs so arising. The HKIE is ready to work with other professional institutes to engage professionals and the younger generation, and share views and ideas on development of the KYCAI into a liveable and smart city.