

Appendix

Reclamation as a means of land production in Hong Kong: 1868 to 2015

Major findings:

- Hong Kong has relied on reclamation since 1842 for producing developable land.
- The reclamation was initially concentrated along the shores of Victoria Harbour and was mainly for maritime trade and industry and naval use.
- After the World War II, harbour reclamation was mainly for the building of new transport hubs and highways, industrial and office uses and such territorial facilities as power stations, oil depots, container ports and international airport.
- In each major new town outside the Harbour, there is a substantial amount of reclaimed land without which its growth would not have been possible. Reclamation in new towns was for various regional and local uses, including private housing, public housing, industries, open space and schools.
- In the past, reclamation relied on hill side terracing for obtaining fill material. Recent reclamation packages, like those in Western Kowloon in relation to the Chek Lap Kok airport development, used marine sand. Clean construction waste can be a viable alternative source of fill.

The Table below shows the rate of reclamation compared to the rate of population growth respectively proxies of growth in supply of and demand for housing, private and public.

| Period | Area of reclamation (Ha) | Increase in population (million) | Area of reclamation per increase in population |
|---------|-----------------------------|-------------------------------------|---|
| | A | B | B/A |
| 1950-59 | 220 | 0.963 | 229 |
| 1960-69 | 824 | 0.778 | 1,059 |
| 1970-79 | 1,218 | 1.029 | 1,184 |
| 1980-89 | 1,511 | 0.581 | 2,598 |
| 1990-99 | 2,005 | 0.886 | 2,264 |
| 2000-09 | 540 | 0.285 | 1,895 |
| 2010-17 | Close to zero | 0.421 | Close to zero |

- In the 1950's, reclamation was not the most widely used method to create land since other methods of increasing land supply were relatively less costly.
- Reclamation as a means of increasing land supply to accommodate the increased population became more and more popular since the 1960s as it was a relatively cheaper and more efficient method of accommodating the increased population.
- The amount of land reclaimed per population reached the peak in the 1980s but has started to decline since then.
- There was almost no reclaimed land since 2010 but the population has continued to increase.