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**Panel on Development**

**Meeting on 24 April 2012**

**Updated Background brief on  
Liantang/Heung Yuen Wai Boundary Control Point**

**Purpose**

This paper provides background information on the development of the Liantang/Heung Yuen Wai Boundary Control Point ("BCP") and summarizes the major views and concerns expressed by Legislative Council ("LegCo") Members on the BCP project and related issues.

**Background**

2. In February 2006, the Chief Executive agreed with the Shenzhen ("SZ") Mayor to set up a joint study group to consider the development of a new BCP at Liantang/Heung Yuen Wai ("LT/HYW"). After various studies<sup>1</sup>, the Hong Kong Government and the SZ Municipal Government jointly announced the development of the LT/HYW BCP project on 18 September 2008. The detailed planning of the new BCP would proceed on the following basis --

- (a) the new BCP would adopt the separate-location model (兩地兩檢) but design of the control point facilities should maximize convenience to users;

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<sup>1</sup> The study reports can be viewed at [http://www.pland.gov.hk/pland/en/p\\_study/comp\\_s/LTHYW/en/e\\_lthyw\\_01.htm](http://www.pland.gov.hk/pland/en/p_study/comp_s/LTHYW/en/e_lthyw_01.htm).

- (b) the new BCP on Hong Kong ("HK") side would require resumption of Chuk Yuen Village (竹園村) and a resite area for villagers affected by the project would be provided;
- (c) the connecting road with the new BCP on the HK side would adopt the preferred alignment leading to Tolo Highway in the eastern direction; and
- (d) the design and construction of the new BCP should be packaged with the improvement works of the LT section of the SZ River.

3. The development of the new BCP on the HK side comprises the construction of a BCP with a footprint of about 18 hectares (including an integrated passenger clearance hall), a dual 2-lane trunk road of about 10 km in length, and improvement works to the SZ River of about 4 km in length.

### **Needs and benefits**

4. The Administration foresees that by connecting with the Eastern Corridor (東部過境通道)<sup>2</sup> in SZ, the new BCP will provide an efficient access to the eastern part of the Guangdong Province, Fujian and Jiangxi via Shenzhen-Huizhou (深惠高速) and Shenzhen-Shantou Expressways (深汕高速). This will significantly shorten the distance between HK and SZ and the nearby provinces, and greatly facilitate future regional cooperation and development. It will also help extend the economic hinterland of HK and SZ and promote regional development.

5. Currently, the overall distribution of cross-boundary vehicular traffic is mainly concentrated in the western part of the territory through the Shenzhen Bay Port and the Lok Ma Chau BCP. According to the Administration, improvement to the two existing BCPs in the east, i.e. Man Kam To and Sha Tau Kok BCPs, could hardly meet the current expectations of travelling convenience and comfort. Besides, the scope for comprehensive upgrading of these BCPs would be very limited due to various constraints. The proposed LT/HYW BCP will satisfy the

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<sup>2</sup> The proposed Eastern Corridor aims to realize the SZ Municipal Government's transport planning principle of "East in-East out" for goods vehicles. It is a dual 3-lane expressway, linking up the proposed BCP at LT/HYW with the existing Shenzhen-Huizhou Expressway (深惠高速) to Huizhou (惠州) and Shenzhen-Shantou Expressway (深汕高速) to Shantou (汕頭).

long-term transport needs and help re-distribute the cross-boundary traffic amongst the crossings in the eastern part of the territories.

6. The Administration estimates that the new BCP will serve cross-boundary goods vehicles (excluding those carrying fresh food, livestock and poultry, which will continue to use Man Kam To BCP) and passengers travelling between HK and SZ East, Huizhou, the eastern part of Guangdong, Jiangxi and Fujian. It is estimated that about 20 600 vehicles and 30 700 passengers per day will be using the new BCP in 2030.

## **Implementation**

7. The Administration's plan is to implement the new BCP together with its connecting road and the SZ River improvement (LT section) in phases. Taking into account the requirement of village resumption and resettlement of villagers and other statutory requirements, the new BCP is expected to be operational in 2018. The total capital cost of the proposed development is estimated to be \$8.6 billion (in September 2007 prices). The project is estimated to incur an additional cost of \$1 billion for land clearance.

### Access to the new Boundary Control Point

8. According to the Administration, during public consultation on the project conducted in 2010, there were requests for the provision of park-and-ride facilities, pick-up and drop-off points for private cars at the new BCP. Local villagers also requested the provision of facilities to enable their access to the new BCP on foot. The Administration has completed a study looking into the provision of such facilities and plans to provide at the new BCP a public carpark with no less than 400 car parking spaces, pick-up/drop-off points for private cars, and a pedestrian subway linking the BCP and the adjacent Lin Ma Hang Road. In addition, a public transport interchange with pick-up/drop-off points for school buses will be provided near the passenger terminal building ("PTB") to serve passengers and cross-boundary students<sup>3</sup>.

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<sup>3</sup> Source: LC Paper No. CB(1)346/11-12(04)

### The Passenger Terminal Building and associated facilities

9. The HK and SZ authorities have co-organized an international competition on the design of PTB of the new BCP. The Competition results were announced on 1 September 2011. The HK and SZ Governments have agreed to make reference to the design ideas excerpted from the first-prize winning design of the Professional Group entitled "Fluid Light Stripes". The Administration plans to commence the detailed design of the works for PTB and associated facilities in the BCP in 2013.

### Reprovisioning of Chuk Yuen Village

10. The implementation of the new BCP required the resumption and clearance of Chuk Yuen Village, which is a pre-1898 recognized village within the Frontier Closed Area. A village resite area will be provided at Ta Kwu Ling with supporting infrastructure for those in Chuk Yuen Village who are eligible for village removal terms. The Finance Committee ("FC") approved in April 2010 a capital cost of \$51.3 million for the provision of the village resite ("Village Resite Area"). Works for the Village Resite Area started in August 2010 and is scheduled for completion by the first quarter of 2012.

11. In view of the unique circumstances of Chuk Yuen Village, of which the indigenous villagers ("IVs") and non-IVs have been living together in the Frontier Closed Area as a closely-knitted community for a long time, the Administration will offer, as an additional alternative to existing rehousing arrangements,<sup>4</sup> a "Cottage House Option" to non-IVs of Chuk Yuen Village on a "structure-for-structure" basis. Under this option, non-IVs may purchase suitable agricultural land in the Extended Village Area adjoining the Village Resite Area and apply to the Lands Department for building a 2-storey domestic structure with a maximum roofed-over area of 500 square feet per floor on their purchased private agricultural land by way of an in-situ land exchange, subject to their paying the full market value premium for the land exchange. To avoid double benefits, the non-IVs who have opted for the "Cottage House Option" will not be entitled to other rehousing arrangements under the prevailing policy.

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<sup>4</sup> Under the prevailing policy, non-IVs who are long-term residents alongside the IVs within the village environs of Chuk Yuen Village are only eligible for rehousing to public rental housing upon meeting the comprehensive means test, or interim housing, or Ex-gratia Allowance for Permitted Occupiers in lieu of interim housing, or in the case of genuine farmers, the agricultural resite arrangement.

## Concerns raised by Members

12. Since the announcement of the LT/HYW BCP project in September 2008, Members have discussed issues related to the project at various meetings of LegCo, the Panel on Development ("DEV Panel"), the Public Works Subcommittee and FC. So far four proposals have been approved by FC, including: (a) investigation and preliminary design for the new BCP, (b) provision of a village resite area with supporting infrastructure at Ta Kwu Ling, (c) a detailed design and ground investigation, and (d) reprovisioning of a boundary patrol road and associated security facilities. While Members in general indicated support for expediting the construction of the new BCP, they have expressed the following concerns --

### *Facilities and services at the new Boundary Control Point*

- (a) the Administration should consider co-location of immigration and customs facilities and providing 24-hour cross-boundary clearance service at the new BCP;
- (b) advanced technology should be applied to the design of the facilities to be provided at the new BCP;
- (c) the Administration should formulate a plan to encourage cross-boundary travellers and drivers to use the new BCP;
- (d) the designer of the winning design for PTB should be offered a chance to participate in the actual design of the building;

### *Transport and access issues*

- (e) the Administration should consider extending the arrangements for direct vehicular and pedestrian access to the new BCP to other existing BCPs where practicable and as soon as possible;
- (f) as regards the traffic flow within the BCP area, incoming and outgoing traffic should be properly diverged to avoid possible traffic congestion;
- (g) the utilization of the proposed 150-metre pedestrian subway linking the new BCP and Lin Ma Hang Road might be low and there might be security problems;

- (h) there must be back-up land near all BCPs to facilitate cargo handling for container goods vehicles;
- (i) in view of the potential of the nearby areas to be developed for housing, a dual three-lane road, instead of a two-lane road, should be built to connect the new BCP with the Fanling Highway;
- (j) the road networks in North East New Territories ("NENT"), including the Fanling Highway and the Tolo Highway, might be overloaded by the increase in traffic flow arising from the operation of the new BCP and development in NENT, the Administration should consider measures to tackle the issue;
- (k) there should be plans to connect the new BCP via the NENT New Development Areas to the west of the territory;
- (l) the timing of commissioning connecting road networks on both HK and the Mainland sides should tie in with the opening of the new BCP;

*Environmental issues*

- (m) the Administration should ensure that works associated with site formation for the new BCP and the Village Resite Area, felling and transplanting of trees, as well as the diversion of streams, would not cause environmental damages and flooding;
- (n) transport and associated facilities in relation to the construction of the new BCP should be located away from the Village Resite Area to minimise nuisances that might be caused to the villagers;

*Reprovisioning of Chuk Yuen Village*

- (o) the Administration should discuss with the non-IVs of Chuk Yuen Village how to enhance the rehousing arrangements to better meet their needs, as the "Cottage House Option" was not actually offered on a "structure-for-structure" basis in that the non-IVs had to purchase agricultural land in the Extended

Village Areas adjoining the Village Resite Area in Ta Kwu Ling and to build the cottages at their own costs;

*Other issues*

- (p) the Administration should conduct feasibility and planning studies on developing the deserted agricultural land near the new BCP for housing purposes; and
- (q) the possible existence of artefacts from the late-Qing Dynasty era at Ping Yeung Village, Ta Kwu Ling, might affect the progress of the project.

13. At the LegCo meeting of 11 May 2011, a debate was held on the motion moved by Hon Jeffrey LAM urging the Administration to improve ancillary facilities at various crossing for the convenience of residents travelling between Guangdong and HK, including expediting the studies on the clearance arrangements at the new BCPs under planning or construction and on the surrounding ancillary facilities. The motion was passed. The wording of the motion is in **Appendix I**.

**Recent Developments**

14. The Administration plans to consult the Panel on 24 April 2012 on the proposal to upgrade part of the project to Category A to carry out site formation and infrastructure works and to grant a special ex-gratia allowance to households affected by land resumption and clearance.

**Relevant papers**

15. A list of relevant papers is shown in **Appendix II**.

(Translation)

**Motion on  
"Improving ancillary facilities at various crossings for the convenience  
of residents travelling between Guangdong and Hong Kong"  
moved by Hon Jeffrey LAM Kin-fung  
at the Legislative Council meeting of Wednesday, 11 May 2011**

**Wording of the Motion**

That, since exchanges between Hong Kong and Mainland have become increasingly frequent, the utilization rates of various land boundary control points are rising year by year, with serious congestion in the flows of people and vehicles occurring frequently during peak periods, this Council urges the Administration to adopt the following improvement measures:

- (a) to conduct studies on the acutely uneven utilization rates of boundary control points in Hong Kong at present, put in place different incentive measures to divert cross-boundary travellers and balance the utilization rates of various crossings, and enhance the arrangements for crowd diversion on weekends and during public holidays, so as to shorten the clearance time for residents travelling between Guangdong and Hong Kong;
- (b) to expeditiously discuss with the Mainland Government improvement to the ancillary facilities near various boundary control points, so as to enhance the linkage between the boundary control points and the facilities such as roads and railway lines, etc., and make it more convenient for residents in both places to travel to and from boundary control points; and
- (c) to expedite the studies on the clearance arrangements at the new boundary control points under planning or construction and on the surrounding ancillary facilities, and having regard to demand, launch extension or improvement works, so as to ensure that the new boundary control points can achieve better diversion effect and alleviate congestion at other crossings.

## Liantang/Heung Yuen Wai Boundary Control Point

## List of relevant papers

Date	Meeting/Event	References
27 May 2008	Panel on Development	Administration's paper -- The work of Hong Kong-Shenzhen Joint Task Force on Boundary District Development (LC Paper No. CB(1)1273/07-08(06)) <a href="http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0422cb1-1273-6-e.pdf">http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0422cb1-1273-6-e.pdf</a>  Minutes <a href="http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de080527.pdf">http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de080527.pdf</a>
2 July 2008	Council Meeting	Hansard -- oral question (No. 5) on "New Liantang-Heung Yuen Wai Boundary Control Point" <a href="http://www.legco.gov.hk/yr07-08/english/counmtg/hansard/cm0702-translate-e.pdf">http://www.legco.gov.hk/yr07-08/english/counmtg/hansard/cm0702-translate-e.pdf</a>
18 September 2008	--	Legislative Council Brief issued by the Administration -- Development of Liantang/Heung Yuen Wai Boundary Control Point <a href="http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev-dev080918-e.pdf">http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev-dev080918-e.pdf</a>
28 October 2008	Panel on Development	Administration's paper -- Development of Liantang/Heung Yuen Wai Boundary Control Point (LC Paper No. CB(1)90/08-09(05)) <a href="http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev1028cb1-90-5-e.pdf">http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev1028cb1-90-5-e.pdf</a>

Date	Meeting/Event	References
29 October 2008	Council Meeting -- debate on the Policy Address	Hansard <a href="http://www.legco.gov.hk/yr08-09/english/counmtg/hansard/cm1029-translate-e.pdf">http://www.legco.gov.hk/yr08-09/english/counmtg/hansard/cm1029-translate-e.pdf</a>
3 December 2008	Public Works Subcommittee	Administration's paper -- 13GB -- Liantang/Heung Yuen Wai Boundary Control Point and associated works (PWSC(2008-09)45) <a href="http://www.legco.gov.hk/yr08-09/english/fc/pwsc/papers/p08-45e.pdf">http://www.legco.gov.hk/yr08-09/english/fc/pwsc/papers/p08-45e.pdf</a>  Minutes <a href="http://www.legco.gov.hk/yr08-09/english/fc/pwsc/minutes/pwsc20081203.pdf">http://www.legco.gov.hk/yr08-09/english/fc/pwsc/minutes/pwsc20081203.pdf</a>
9 January 2009	Finance Committee	Minutes <a href="http://www.legco.gov.hk/yr08-09/english/fc/fc/minutes/fc20090109.pdf">http://www.legco.gov.hk/yr08-09/english/fc/fc/minutes/fc20090109.pdf</a>
7 January 2010	House Committee	Administration's paper to the House Committee -- Planning for development of boundary areas between Hong Kong and the Mainland (LC Paper No. CB(2)1047/09-10(01)) <a href="http://www.legco.gov.hk/yr09-10/english/hc/papers/hc0107cb2-1047-1-e.pdf">http://www.legco.gov.hk/yr09-10/english/hc/papers/hc0107cb2-1047-1-e.pdf</a>
14 April 2010	Public Works Subcommittee	Administration's paper on 13GB -- Liantang/Heung Yuen Wai Boundary Control Point and associated works (PWSC(2010-11)2) <a href="http://www.legco.gov.hk/yr09-10/english/fc/pwsc/papers/p10-02e.pdf">http://www.legco.gov.hk/yr09-10/english/fc/pwsc/papers/p10-02e.pdf</a>  Minutes <a href="http://www.legco.gov.hk/yr09-10/english/fc/pwsc/minutes/pwsc20100414.pdf">http://www.legco.gov.hk/yr09-10/english/fc/pwsc/minutes/pwsc20100414.pdf</a>

<b>Date</b>	<b>Meeting/Event</b>	<b>References</b>
30 April 2010	Finance Committee	<p>Minutes  <a href="http://www.legco.gov.hk/yr09-10/english/fc/fc/minutes/fc20100430.pdf">http://www.legco.gov.hk/yr09-10/english/fc/fc/minutes/fc20100430.pdf</a></p>
25 May 2010	Panel on Development	<p>Administration's paper -- Development-related Issues under the Framework Agreement on Hong Kong/Guangdong Cooperation (LC Paper No. CB(1)1919/09-10(09))  <a href="http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0525cb1-1919-9-e.pdf">http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev0525cb1-1919-9-e.pdf</a></p> <p>Minutes  <a href="http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100525.pdf">http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20100525.pdf</a></p>
21 October 2010	Panel on Development	<p>Administration's paper -- Initiatives of the Development Bureau in the 2010-2011 Policy Address and Policy Agenda (LC Paper No. CB(1)40/10-11(01))  <a href="http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1021cb1-40-1-e.pdf">http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1021cb1-40-1-e.pdf</a></p> <p>Minutes  <a href="http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101021.pdf">http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101021.pdf</a></p>
16 December 2010	Panel on Development	<p>Administration's paper -- 13GB -- Liantang/Heung Yuen Wai Boundary Control Point and associated works (LC Paper No. CB(1)735/10-11(06))  <a href="http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1216cb1-735-6-e.pdf">http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev1216cb1-735-6-e.pdf</a></p> <p>Minutes  <a href="http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101216.pdf">http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20101216.pdf</a></p>

Date	Meeting/Event	References
17 January 2011	Public Works Subcommittee	Administration's paper -- 13GB -- Liantang/Heung Yuen Wai Boundary Control Point and associated works (PWSC(2010-11)25) <a href="http://www.legco.gov.hk/yr10-11/english/fc/pwsc/papers/p10-25e.pdf">http://www.legco.gov.hk/yr10-11/english/fc/pwsc/papers/p10-25e.pdf</a>  Minutes <a href="http://www.legco.gov.hk/yr10-11/english/fc/pwsc/minutes/pwsc20110117.pdf">http://www.legco.gov.hk/yr10-11/english/fc/pwsc/minutes/pwsc20110117.pdf</a>
23 March 2011	Finance Committee (Special Meeting)	Report of the examination of the Estimates of Expenditure 2011-2012 (Chapter XII: Planning and Lands) <a href="http://www.legco.gov.hk/yr10-11/english/fc/fc/minutes/sfc_rpt.pdf">http://www.legco.gov.hk/yr10-11/english/fc/fc/minutes/sfc_rpt.pdf</a>
11 May 2011	Council meeting	Hansard (motion debate -- "Improving ancillary facilities at various crossings for the convenience of residents travelling between Guangdong and Hong Kong") <a href="http://www.legco.gov.hk/yr10-11/english/counmtg/hansard/cm0511-translate-e.pdf">http://www.legco.gov.hk/yr10-11/english/counmtg/hansard/cm0511-translate-e.pdf</a> (P. 10364 - P. 10381)
14 October 2011	Panel on Development	Administration's paper -- Initiatives of the Development Bureau in the 2011-2012 Policy Address and Policy Agenda (LC Paper No. CB(1)35/11-12(01)) <a href="http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev1014cb1-35-1-e.pdf">http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev1014cb1-35-1-e.pdf</a>  Minutes <a href="http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20111014.pdf">http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20111014.pdf</a>
22 November 2011	Panel on Development	Administration's paper -- Progress report on the development of Liantang/Heung Yuen Wai Boundary Control Point (LC Paper No. CB(1)346/11-12(04)) <a href="http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev1122cb1-346-4-e.pdf">http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev1122cb1-346-4-e.pdf</a>

Date	Meeting/Event	References
		<p>Administration's follow-up paper (LC Paper No. CB(1)611/11-12(01))  <a href="http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev1122cb1-611-1-e.pdf">http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev1122cb1-611-1-e.pdf</a></p> <p>Minutes  <a href="http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20111122.pdf">http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20111122.pdf</a></p>
14 December 2011	Public Works Subcommittee	<p>Administration's paper -- Head 701 -- Land Acquisition - Subhead 1100CA -- Compensation and ex-gratia allowances in respect of projects in the Public Works Programme/Head 705 -- Civil Engineering -- Support -- Boundary facilities (other than road works) 13GB -- Liantang/Heung Yuen Wai Boundary Control Point and associated works (PWSC(2011-12)37)  <a href="http://www.legco.gov.hk/yr11-12/english/fc/pwsc/papers/p11-37e.pdf">http://www.legco.gov.hk/yr11-12/english/fc/pwsc/papers/p11-37e.pdf</a></p> <p>Minutes  <a href="http://www.legco.gov.hk/yr11-12/english/fc/pwsc/minutes/pwsc20111214.pdf">http://www.legco.gov.hk/yr11-12/english/fc/pwsc/minutes/pwsc20111214.pdf</a></p>
6 January 2012	Finance Committee	<p>Administration's paper -- Recommendation of the Public Works Subcommittee on Public Works Programme and Capital Subvention (FCR(2011-12)63)  <a href="http://www.legco.gov.hk/yr11-12/english/fc/fc/papers/f11-63e.pdf">http://www.legco.gov.hk/yr11-12/english/fc/fc/papers/f11-63e.pdf</a></p>