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**Planning and Lands Branch
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本局檔號 Our Ref. DEVB(PL-CR)1-150/47

來函檔號 Your Ref.

25 April 2014

Clerk to Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn: Ms Sharon Chung)

Dear Ms Chung,

PWSC(2013-14)38

**Advance Site Formation and Engineering Infrastructure Works at
Kwu Tung North New Development Area and
Fanling North New Development Area**

Regarding the follow-up actions in respect of the part-upgrading of 747CL to Category A for the “Advance site formation and engineering infrastructure works at Kwu Tung North (KTN) new development area (NDA) and Fanling North (FLN) NDA – detailed design and site investigation” discussed at the meeting of the Public Work Subcommittee (PWSC) on 19 March 2014, we would like to provide the Government’s responses below.

Public Transport Services in FLN NDA

Under the North East New Territories NDAs Planning and Engineering Study, traffic impact assessment has been conducted on the future transport demand for the FLN NDA. Although no railway station is planned within the FLN NDA, public transport interchanges (PTIs) would be set up in the major development clusters of the FLN NDA, with provision of road-based feeder services for future residents to travel to urban areas via nearby Fanling and Sheung Shui railway stations. The location of the PTIs in the FLN NDA is shown in the attached plan (**Annex**).

Apart from providing PTIs, the Fanling Bypass has been proposed to cope with traffic generated from the new developments. With the Fanling Bypass, future residents can take a direct route to enter Fanling Highway. The Fanling Highway is forecasted to operate within capacity¹ with the proposed Fanling Bypass and other road improvement works.

The Government has commissioned a study for the Review and Update of the "Railway Development Strategy 2000", with a view to updating the long-term railway development blueprint for Hong Kong to cater for the latest development needs of society. Public Engagement exercises have been conducted to explore the conceptual proposals of ten railway schemes (including the Northern Link and its extension to serve the northern NT and FLN NDA). The Government is finalising the blueprint for railway development beyond 2020 having regard to transport demand, cost-effectiveness and development needs of NDAs.

Site Investigation and Survey for Contaminated Soil

Arsenic exists naturally in KTN and site investigation and decontamination are necessary for development on sites within the KTN NDA. The estimated cost for site investigation and associated survey for contaminated soil at the KTN NDA is about \$20 million. Site investigation and decontamination works will only be carried out on government sites within the KTN NDA designated for housing or infrastructure, or other public projects and facilities in the NDA. For such sites currently on private land, site investigation and decontamination works will be carried out after resumption of the private land concerned. For sites that will be the subject of land exchange applications for private development, if the land exchange applications are eventually approved, site investigation/survey and related decontamination works will be conducted by the private developer concerned. In other words, the Government will not carry out site investigation and decontamination works on such private sites.

Home of Loving Faithfulness (HOLF)

HOLF is a non-profit-making social welfare facility for severely handicapped/disabled persons, which will be affected by the KTN NDA

¹ The volume/capacity (v/c) ratio for the Fanling Highway is forecasted to be less than 1.0 in 2026.

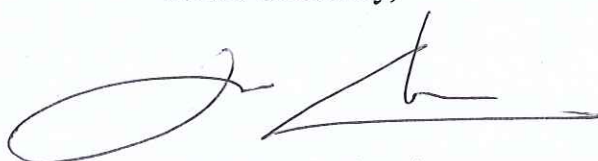
development. With the policy support of the Labour and Welfare Bureau (LWB), a relocation site will be provided at A Kung Kok Shan Road, Sha Tin, for the reprovisioning of HOLF. The Government will carry out the site formation for the proposed relocation site and arrange to grant the site direct to HOLF when ready. Barrier-free access is planned to be provided for HOLF at the proposed relocation site. Meanwhile, the Government will continue to liaise with HOLF on the appropriate arrangement of relocation and reprovisioning of facilities. Most recently we, together with CEDD, have met with HOLF on 17 April 2014 to discuss about the follow-up actions regarding the proposed relocation site.

Outline Zoning Plans (OZP) for KTN and FLN NDAs

To ensure timely provision of adequate infrastructure, we need to start the detailed design and site investigation for the Advance Works in August 2014. In line with the usual arrangements for major works projects, these technical preparations would proceed in parallel with other implementation steps, including statutory planning process and land clearance preparation. It is also necessary to proceed with the technical preparations while the Government continues to communicate with the affected local stakeholders regarding the project.

The OZPs for KTN NDA and FLN NDA were gazetted on 20 December 2013 for public inspection until 20 February 2014. During the public inspection period, the Town Planning Board (TPB) had received 21 187 and 21 600 representations on the KTN OZP and FLN OZP respectively. After collation of the representations received, the representations will be published for three weeks for public comments. The TPB will hold meetings to hear and consider the representations and comments.

Yours sincerely,



(Michael Chan)

for Secretary for Development

encl.

C.C.

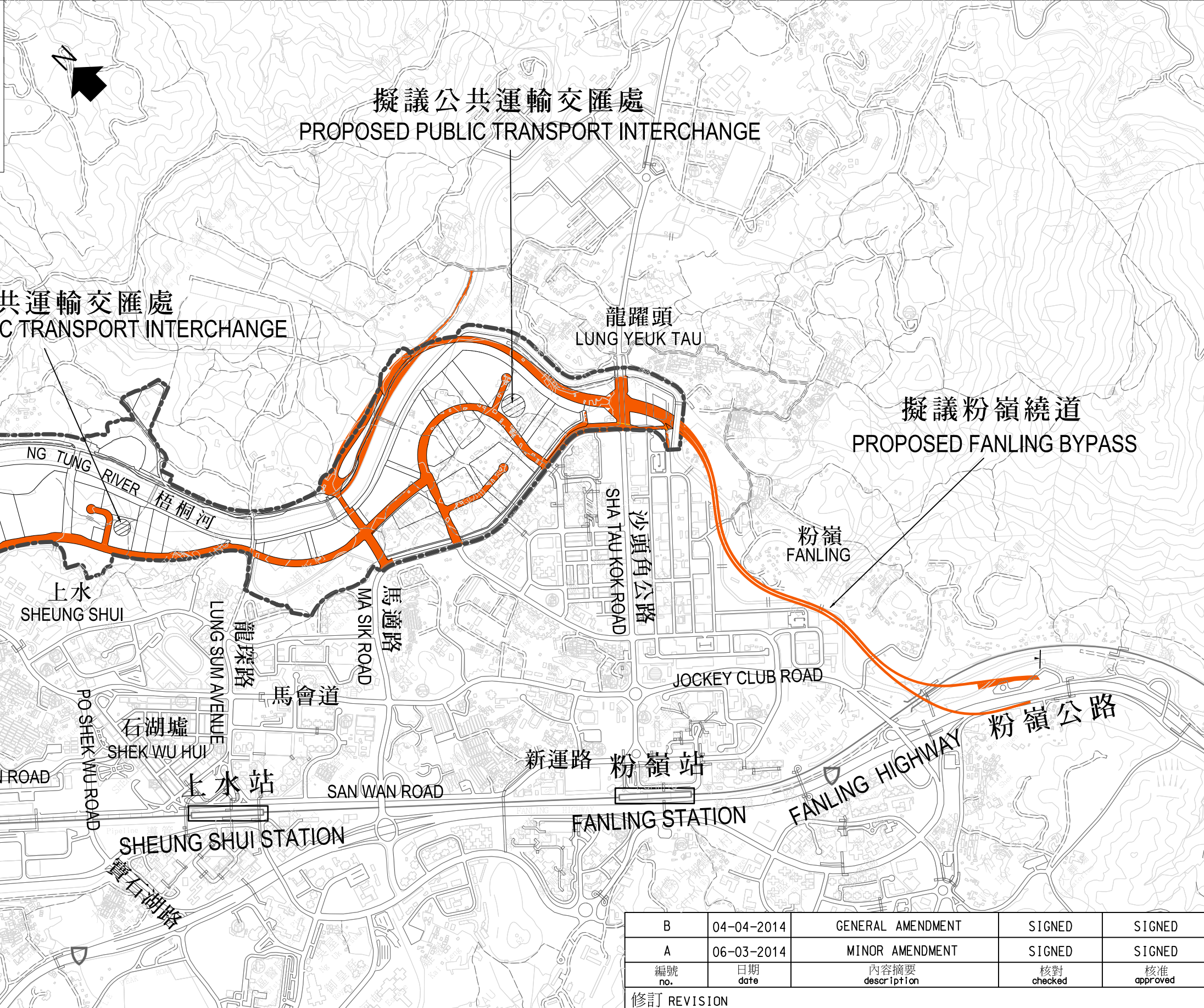
SFST (Attn : Ms Jasmine Choi)

DCED (Attn : Mr MT Law)

D of Plan (Attn : Ms Maggie Chin)

圖例
LEGEND:

-  粉嶺北新發展區界線
BOUNDARY OF FANLING NORTH NEW DEVELOPMENT AREA
-  擬議新建道路網絡
PROPOSED NEW ROAD NETWORK



B	04-04-2014	GENERAL AMENDMENT	SIGNED	SIGNED
A	06-03-2014	MINOR AMENDMENT	SIGNED	SIGNED
編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved

修訂 REVISION

圖則名稱 drawing title 粉嶺北新發展區的擬議公共運輸交匯處 PROPOSED PUBLIC TRANSPORT INTERCHANGES AT FANLING NORTH NEW DEVELOPMENT AREA	繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 新界西及北拓展處 NEW TERRITORIES NORTH AND WEST DEVELOPMENT OFFICE
	Y C LAM	SIGNED	10-02-2014	7747CL	
	核對 checked	簽署 initial	日期 date	比例 scale	土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
K S CHAN	SIGNED	10-02-2014	1:15 000 (A3)	圖則編號 drawing no.	 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
核准 approved	簽署 initial	日期 date	圖則編號 drawing no.	NTWZ 2016B	
C K LEUNG	SIGNED	10-02-2014			