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Panel on Development

Meeting on 23 June 2015

**Updated background brief on the planning and engineering study for
the Hung Shui Kiu new development area**

Purpose

This paper sets out background information on the Administration's planning and engineering study ("the P&E Study") for the Hung Shui Kiu ("HSK") new development area ("NDA") and summarizes the views and concerns expressed by Members on the subject at the meetings of the Panel on Development ("DEV Panel"), the Public Works Subcommittee ("PWSC") and the Finance Committee ("FC") since the 2010-2011 legislative session.

Background

2. The Planning and Development Study on North West New Territories, commissioned in 1997 and completed in 2003, identified HSK as a suitable NDA to cater for the long-term development needs of Hong Kong. In view of the slower growth of the population, the proposal was shelved pending a comprehensive review of the need for strategic development areas in the "Hong Kong 2030: Planning Vision and Strategy" ("the HK2030 Study")¹. The HK2030 Study recommended proceeding

¹ The HK2030 Study, which was completed in 2007, updated the territorial development strategy for Hong Kong with a view to recommending a spatial development pattern in response to various social, economic and environmental needs in the next 20 to 30 years. In his 2015 Policy Address, the Chief Executive announced that the Development Bureau and the Planning Department were updating the Study by examining the strategies and feasible options for overall spatial planning and land and infrastructure developments for Hong Kong beyond 2030.

with the North East New Territories NDAs and the HSK NDA to address the long-term housing demand and provide employment opportunities. In his 2007-2008 Policy Address, the then Chief Executive announced the planning for the HSK NDA as one of the 10 major infrastructure projects for economic growth².

The planning and engineering study

3. The Administration briefed DEV Panel in January 2011 on its proposal to carry out the P&E Study for the HSK NDA. On the recommendation of PWSC, FC approved the relevant funding proposal at an estimated cost of \$70.4 million in April 2011.

4. The P&E Study, commenced in 2011, aimed at formulating sustainable and feasible planning and development proposals for the HSK NDA. To engage the public in planning the proposed NDA, the P&E Study includes a three-stage community engagement ("ComE") exercise. The Stage 1 ComE was carried out in two rounds: the first round from November 2010 to January 2011 to initiate early public discussion on the key issues of the proposed NDA prior to the commencement of the P&E Study; and the second round from December 2011 to February 2012 to facilitate further discussion on the major topics relating to the NDA.

5. In July 2013, with reference to the views collected in the Stage 1 ComE, the Administration formulated the Preliminary Outline Development Plan ("PODP") for the HSK NDA, which is shown in **Appendix I**. According to the PODP³, the proposed NDA will provide 826 hectares of land to accommodate a new town of a population of about 218 000 (including a new population of about 175 000), about 60 000 additional flats and 100 000 job opportunities. The proposed public-to-private housing ratio is 51:49. The population intake will start in 2024, with full occupation by 2034 expected. As shown in **Appendix II**, the NDA will be made up of six Development Character Areas.

² Source: The Administration's paper on "PWP Item No. 733CL -- Review Studies on Hung Shui Kiu New Development Area: Consultants' Fee and Site Investigation" (LC Paper No. CB(1)1100/10-11(05))

³ Source: The Administration's paper on "Hung Shui Kiu New Development Area Planning and Engineering Study -- Preliminary Outline Development Plan and Stage Two Community Engagement" (LC Paper No. CB(1)1543/12-13(03))

6. The Stage 2 CE was conducted between July 2013 and October 2013 to collect public views on the PODP. DEV Panel was consulted on the PODP at its meeting held on 22 October 2013 and the Panel held a special meeting on 16 November 2013 to receive public views on the PODP.

7. Based on the comments received in the Stage 2 ComE, the Administration started the preparation of the draft Recommended Outline Development Plan ("RODP") and the necessary technical assessments⁴. It plans to commence the Stage 3 ComE in mid-2015 to solicit public comments on the draft RODP. The major views and concerns expressed by Members on the proposed HSK NDA at the meetings of DEV Panel, PWSC and FC are summarized in the ensuing paragraphs.

Impact of the proposed development on existing villages and business operations

8. At the special meeting of DEV Panel in November 2013, members shared the concerns of those deputations who carried out port back-up, open storage, recycling services and factory operations in HSK over the difficulties to relocate or continue their businesses in the proposed NDA. They urged the Administration to render assistance to existing business operators who would be affected by the proposed NDA project so that they could continue their businesses. Panel members also noted that five non-indigenous villages and some farmland would be cleared to make way for the implementation of the proposed project. They urged the Administration to make reasonable rehousing, village resite, compensation and agricultural rehabilitation arrangements for the affected residents and farmers.

9. The Administration advised that the present operation of port back-up/open storage services in HSK were land extensive and caused environmental nuisances to the residents nearby. To reduce such nuisances and sustain the economic competitiveness of Hong Kong, the Administration proposed that a Logistics and Technology Quarter be designated in the HSK NDA to accommodate logistics facilities. It would ensure that the impact of the proposed project on existing business operators would be minimized.

⁴ Source: The Administration's replies to Members' Initial Written Questions for Examination of Estimates of Expenditure 2015-2016 -- Reply Serial Nos. DEVB(PL)027 and DEVB(PL)214

10. As regards the impact of the proposed project on existing villages, the Administration explained that clearance of the five non-indigenous villages was inevitable as they were located either at or in close proximity to the future town centre of the NDA, the proposed West Rail HSK Station, or the sites earmarked for providing transport infrastructure or business developments. Under the existing agricultural rehabilitation policy, the Administration would offer assistance to affected farmers by matching them with landowners who were willing to sell/rent their farmland. Moreover, the Development Bureau was working with the Food and Health Bureau on new measures to facilitate agricultural rehabilitation. The Administration undertook to work out the arrangements to address the impacts of the proposed project on existing residents, farmers and business operators in the next stage of the P&E Study.

Development schedule

11. Noting that full implementation of the HSK NDA had been scheduled for 2034, some members were concerned about the long delivery time required for completing the entire development project, and enquired when the first lot of land would be made available in the proposed NDA for housing development. They urged the Administration to compress the project timeframe and consider implementing the proposed development in phases.

12. The Administration advised that it was necessary to undertake the P&E Study to look into the planning circumstances. Thereafter, to undergo the statutory procedures in preparing the Outline Zoning Plans. Time would also be needed for land resumption, clearance and re-housing for affected inhabitants. The Administration anticipated that the first package of site formation and engineering works would commence in 2019 at the earliest. The Administration assured members that it would explore the feasibility of advancing the engineering works for those sites with less complicated land and rehousing issues to meet the public's aspiration for early implementation of the HSK NDA.

Provision of employment opportunities

13. While some DEV Panel members expressed doubt on whether the proposed HSK NDA was developed to support the economic development of the Pearl River Delta region or to cater for the needs of Hong Kong people, some members welcomed the proposal of developing the HSK NDA in view of the large number of job opportunities that would be

generated in future for the residents of, not only the NDA, but also Tin Shui Wai and Tuen Mun. Noting that according to the preliminary planning, about 50 000 job opportunities would come from the businesses in the proposed Logistics and Technology Quarter, members urged the Administration to put forward relevant policies to facilitate the development of the logistics and technology industries in the NDA in a timely manner.

14. The Administration advised that under the PODP, there would be a regional Commercial-Residential Hub around the proposed West Rail HSK Station for a wide range of land uses including hotels, offices, retails and residential developments. The Administration would continue to examine ways to facilitate more economic activities in the NDA so that more employment opportunities could be provided within the area.

Transport infrastructure

15. Some members were concerned about the accessibility of the HSK NDA and the capacity of the West Rail Line to cope with the new population in the NDA. Taking into consideration that the HSK NDA was a basin surrounded by hills and polluted air could not be easily dispersed, some members enquired whether consideration would be given to developing environmental-friendly transportation facilities in the area.

16. The Administration replied that planning and technical assessments on the environmental, traffic and air ventilation impacts of the recommended proposals were thoroughly carried out in the process of the P&E Study. According to the latest Railway Development Strategy 2014⁵, it was suggested that a new HSK Station be developed on the West Rail Line between the existing Tin Shui Wai Station and Siu Hong Station. To tie in with the first population intake of the HSK NDA, the new station was recommended to be commissioned between 2021 and 2024, subject to the technical and financial studies as well as public consultation at the detailed planning stage. As regards the carrying capacity of the West Rail Line, its hourly loading could increase from some 50 000 passengers to 75 000 passengers per direction during peak hours upon the enhancement of the signalling system and the launch of the 8-car system. To reduce carbon emission in the NDA, consideration would be given to the provision of cycle tracks as well as the deployment of an environmental-friendly transport system.

⁵ Source: The Railway Development Strategy 2014
(<http://www.thb.gov.hk/eng/psp/publications/transport/publications/rds2014.pdf>)

Provision of community facilities and retail space

17. Some members urged the Administration to learn from the lessons of the development of Tin Shui Wai and ensure the timely provision of sufficient community services such as a hospital, community centres, leisure facilities, etc. in the HSK NDA. In view of the shortage of retail floor areas in Hong Kong, some members suggested that a large hotel-cum-shopping complex be developed in the vicinity of the proposed West Rail HSK Station. Meanwhile, other members were against the idea of relying on the shops in stereotyped shopping malls to provide job opportunities to the NDA residents. They opined that more street-front shops should be provided in the NDA to increase the vibrancy of the area and generate business opportunities.

18. The Administration assured members that in carrying out the P&E Study, it would take into account residents' need for community facilities based on the projected population. Efforts would also be made to facilitate the provision of commercial activities at the street level such that residents would not need to rely solely on shopping centres for their daily necessities.

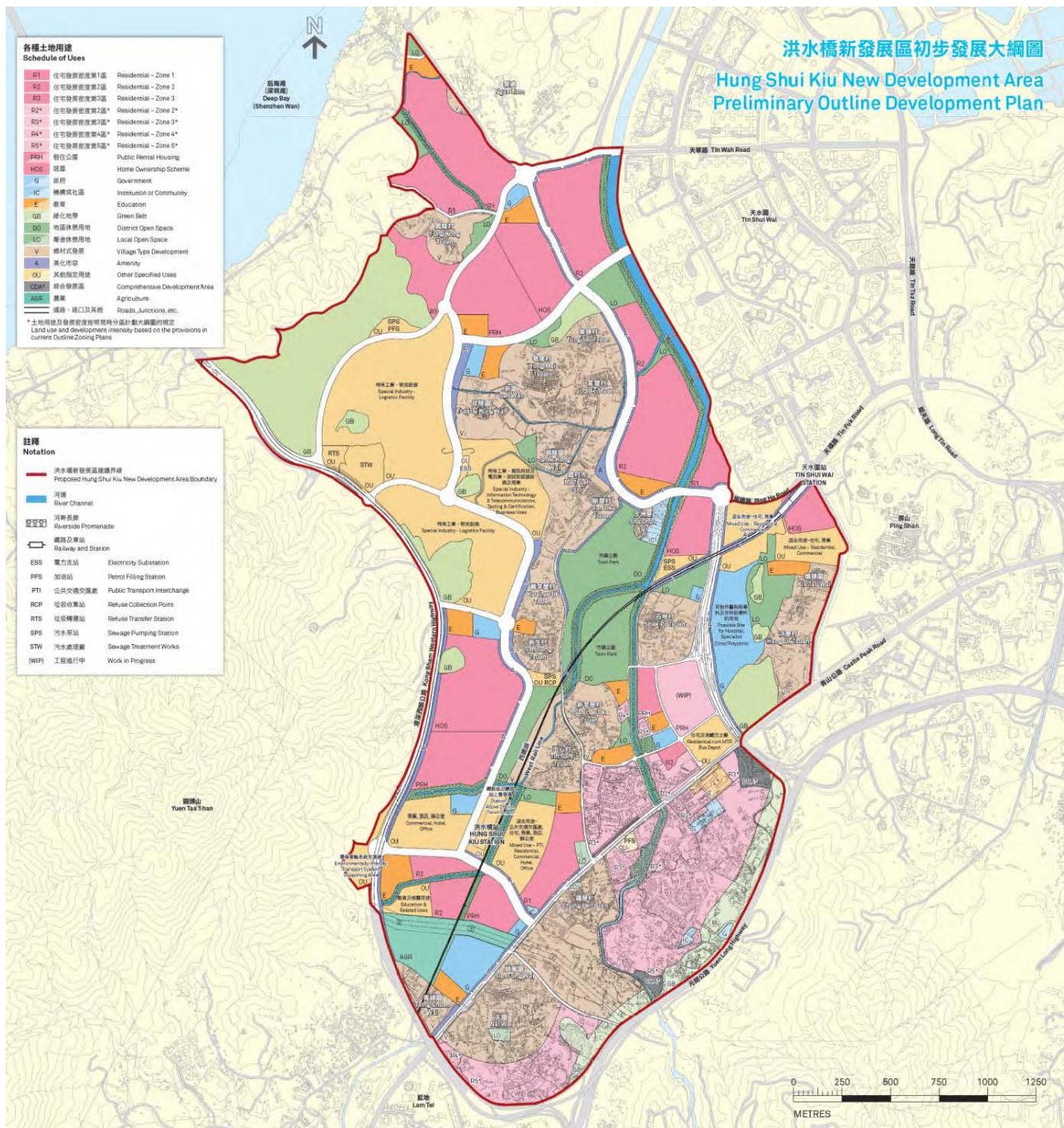
Latest development

19. The Administration will brief DEV Panel on the arrangements for the Stage 3 ComE and seek members' views on the draft RODP of the HSK NDA at the meeting to be held on 23 June 2015.

Relevant papers

20. A list of relevant papers with their hyperlinks is in **Appendix III**.

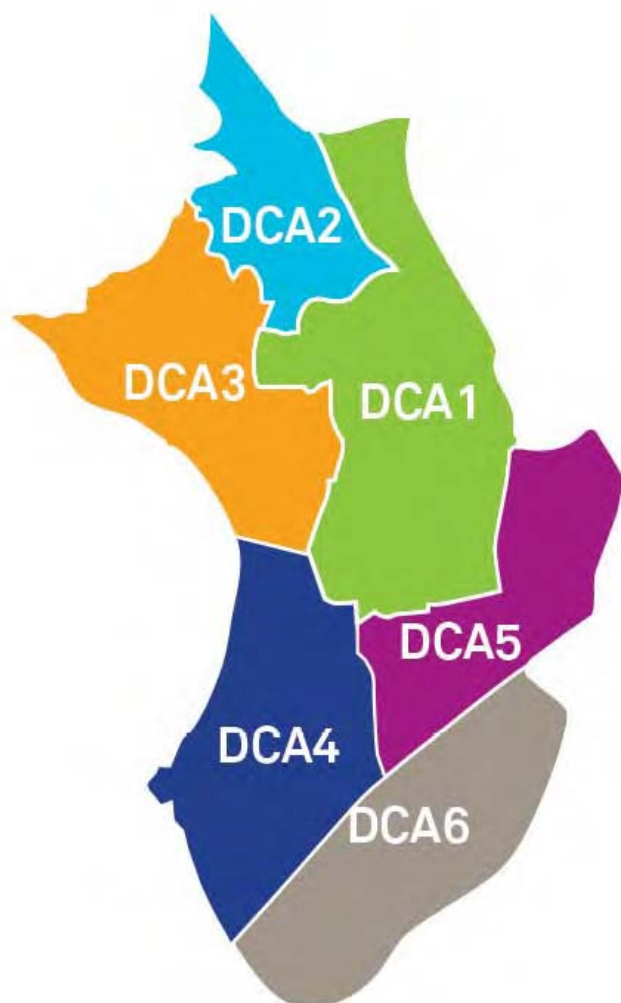
洪水橋新發展區初步發展大綱圖 The Preliminary Outline Development Plan of the Hung Shui Kiu New Development Area



資料來源：政府當局就“洪水橋新發展區規劃及工程研究——初步發展大綱圖及第二階段社區參與”提交的文件(立法會CB(1)136/13-14(01)號文件)

Source: The Administration's paper on "Hung Shui Kiu New Development Area Planning and Engineering Study -- Preliminary Outline Development Plan and Stage Two Community Engagement" (LC Paper No. CB(1)136/13-14(01))

洪水橋新發展區的六個發展特色區
The Six Development Character Areas of
the Hung Shui Kiu New Development Area



DCA 1	河畔和鄉村區 Riverine and Village Neighbourhood
DCA 2	灣景區 Bayview Neighbourhood
DCA 3	物流和科技區 Logistics and Technology Quarter
DCA 4	商業及住宅綜合區 Commercial-Residential Hub
DCA 5	東部住宅區及商業中心 Eastern Residential Neighbourhood cum Commercial Centre
DCA 6	南面住宅區 Southern Residential Neighbourhood

資料來源：政府當局就“洪水橋新發展區規劃及工程研究 —— 初步發展大綱圖及第二階段社區參與”提交的文件(立法會CB(1)136/13-14(01)號文件)

Source : The Administration's paper on "Hung Shui Kiu New Development Area Planning and Engineering Study -- Preliminary Outline Development Plan and Stage Two Community Engagement" (LC Paper No. CB(1)136/13-14(01))

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List of relevant papers

Council/Committee	Date of meeting	Paper
Panel on Development	25 January 2011	<p>Administration's paper on "PWP Item No. 733CL -- Review Studies on Hung Shui Kiu New Development Area: Consultants' Fee and Site Investigation" [LC Paper No. CB(1)1100/10-11(05)] http://www.legco.gov.hk/yr10-11/english/panels/dev/papers/dev0125cb1-1100-5-e.pdf</p> <p>Minutes of meeting [LC Paper No. CB(1)1669/10-11] http://www.legco.gov.hk/yr10-11/english/panels/dev/minutes/dev20110125.pdf</p>
Public Works Subcommittee	9 February 2011	<p>Administration's paper on "Head 707 -- New Towns and Urban Area Development 733CL -- Review Studies on Hung Shui Kiu New Development Area -- Consultants' Fees and Site Investigation" [LC Paper No. PWSC(2010-11)37] http://www.legco.gov.hk/yr10-11/english/fc/pwsc/papers/p10-37e.pdf</p> <p>Administration's follow-up paper [LC Paper No. PWSC51/10-11] http://www.legco.gov.hk/yr10-11/english/fc/pwsc/papers/pwsc0209pwsc-51-e.pdf</p> <p>Minutes of meeting [LC Paper No. PWSC54/10-11] http://www.legco.gov.hk/yr10-11/english/fc/pwsc/minutes/pwsc20110209.pdf</p>

Council/Committee	Date of meeting	Paper
Finance Committee	15 April 2011	<p>Administration's paper on "Recommendations of the Public Works Subcommittee made on 9 February 2012" [LC Paper No. FCR(2011-12)2] http://www.legco.gov.hk/yr10-11/english/fc/fc/papers/f11-02e.pdf</p> <p>Administration's follow-up paper [LC Paper No. FC111/10-11] http://www.legco.gov.hk/yr10-11/english/fc/fc/papers/fc0415fc-111-e.pdf</p> <p>Minutes of meeting at 3:00 pm [LC Paper No. FC118/10-11] http://www.legco.gov.hk/yr10-11/english/fc/fc/minutes/fc20110415.pdf</p>
Panel on Development	22 October 2013	<p>Administration's paper on "Hung Shui Kiu New Development Area Planning and Engineering Study -- Preliminary Outline Development Plan and Stage Two Community Engagement" [LC Paper No. CB(1)1543/12-13(03)] http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0722cb1-1543-3-e.pdf</p> <p>Minutes of meeting [LC Paper No. CB(1)352/13-14] http://www.legco.gov.hk/yr13-14/english/panels/dev/minutes/dev20131022.pdf</p>
Panel on Development	16 November 2013	<p>Minutes of special meeting [LC Paper No. CB(1)926/13-14] http://www.legco.gov.hk/yr13-14/english/panels/dev/minutes/dev20131116.pdf</p>
Panel on Development	27 January 2015	<p>Administration's paper on "Increasing Land Supply" [LC Paper No. CB(1)407/14-15(01)] http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/devcb1-407-1-e.pdf</p>

Council/Committee	Date of meeting	Paper
Finance Committee special meeting	1 April 2015	Administration's replies to Members' Initial Written Questions -- Reply Serial Nos. DEVB(PL)027 and DEVB(PL)214 http://www.legco.gov.hk/yr14-15/english/fc/fc/w_q/devb-pl-e.pdf