

Follow up to the Finance Committee meeting on 13 October 2017

FCR(2017-18)15A

At the Finance Committee (FC) meeting on 13 October 2017, Members requested (in *Italics*) the Government to provide supplementary information in relation to the FCR(2017-18)15A/PWSC(2017-18)3 “Tung Chung New Town Extension”¹. Having consulted relevant departments, the consolidated reply is as follows :

“Hon. Jeremy Tam requested the Administration to make a written confirmation that detailed planning of the site currently proposed for marina would only be taken after considering the public views, by converting the site into a facility for public use.”

2. In the planning of Tung Chung East (TCE) development area in the Tung Chung New Town Extension (TCNTE), two sites with a total area of about 1.8 hectares (ha) are zoned “Other Specified Uses” annotated “Marina Club, Boat Repairing and Commercial Facilities associated with Marina Development”. The proposed marina is a planning concept and would form part of the waterfront area at the northern part of the TCE reclamation area. With the provision of retail facilities, hotel, promenade and open spaces, the proposed development would add vibrancy to the future waterfront promenade, and makes the TCE waterfront a diversified public open space and the recreational hub in the area.

3. Since the proposed marina will be implemented at the latter stage of the TCE reclamation project, the detailed design and implementation proposal are yet to be formulated. The Administration notes that the general public and the community have different views on the usage of the proposed marina, including the suggestion of providing a water sports centre for more spaces and facilities for sailing boats, dragon boats and other water activities. The agriculture and fisheries industries also suggested the provision of re-fueling and sheltering facilities for fishing vessels. The Administration would keep an open mind on the suggestions and would consider these proposals at the implementation stage.

¹ FC/PWSC paper Titled “786CL Tung Chung New Town Extension” with a view to partial upgrading item entitled “Tung Chung New Town Extension - Reclamation and Advance Works” to Cat A

“Hon. Steven Ho requested the Administration to provide the information on the assistance provided to the agriculture industry to facilitate the industrial restructuring in the course of land use planning.”

4. According to “Planning and Engineering Study on the Remaining Development in Tung Chung – Feasibility Study”, the farmlands affected by the TCNTE are mainly deserted agricultural lands (about 3.8 ha) and small portion of active farmland² (about 0.7 ha).

5. Since many agricultural lands are located within areas required for the existing or planned infrastructure or transport network under the New Development Areas (NDAs) and New Town Extension projects, implementation of these developments would inevitably affect some farmers and their agriculture activities. The Administration would take due consideration of the individual circumstances of NDAs when proposing appropriate arrangement, from planning and other perspectives, to minimise the impact on the farmers as far as possible. For example, some 58 ha of “agriculture” zones are retained in the Kwu Tung North (KTN) and Fanling North (FLN) NDAs; together with 37 ha designated as the Long Valley Nature Park, there will be a total of 95 ha of land for agricultural purposes. These areas are located at the core area of the KTN and FLN NDAs, which will become the “green lung” of the NDAs.

6. In general, under the established mechanism, genuine farmers affected by land resumption and clearance arising from the public works projects would be offered relevant ex-gratia allowance (EGA) for crop compensation, disturbance allowance for cultivators and EGA for miscellaneous permanent improvements to farms, etc.. The farmers would have to purchase or rent private agricultural land elsewhere if they wish to continue their operations. Taking into account the relatively large area of affected agricultural land in the KTN, FLN and Hung Shui Kiu (HSK) NDAs and the development in Yuen Long South, the Government is contemplating a special agricultural land rehabilitation scheme. The scheme would accord priority to render assistance to the affected farmers by identifying suitable government land or landowners who are willing to lease or sell their land suitable for agricultural re-site/rehabilitation, with a view to matching the land/ landowners with farmers affected by relevant development projects for facilitating their agricultural rehabilitation. Citing HSK NDA as an example, several deserted agricultural land near the NDA in the vicinity of Lau Fau Shan and Pak Nai with the potential for agricultural rehabilitation were already zoned “Agriculture” use.

² Excluding approximately 7.2 ha of land with fruit trees

7. On the other hand, the Government has been implementing major initiatives under the New Agriculture Policy, including establishment of an Agricultural Park (Agri-Park) in Kwu Tung South to help nurture agro-technology and knowledge of agricultural management. The Agri-Park may also serve to accommodate farmers affected by government development projects that happen to take place within the same timeframe, should they wish to continue farming. In addition, the Government is in preparation for commissioning a consultancy study, to identify relatively large areas of quality agricultural land for possible designation as Agricultural Priority Areas, and explore suitable policies and measures to provide incentives to encourage landowners to put fallow agricultural land into agricultural use.

“Hon. Wu Chi Wai requested the Administration to provide the information on the unit cost of using the Deep Cement Mixing (DCM) method for the Tung Chung Reclamation project and the cost comparison with other projects using the same method”

8. According to estimates, the unit cost for strengthening the marine mud beneath the seawall by DCM method in TCE reclamation project is about \$1,400 per cubic metre (at 2017 prices).

9. The DCM method is relatively new to Hong Kong. So far, the Three-Runway System of the Hong Kong International Airport (3RS) is the first project adopting DCM method in Hong Kong, while TCE reclamation is the first public works contract to adopt this method. Every project has different geographical locations, geological conditions, constraints and difficulties, surrounding environments, design requirements and construction periods. Hence, it is not possible to make direct comparison of the unit costs between the two reclamation projects, despite that we can draw some reference from the 3RS.

“Hon. Kwok Ka Ki requested the Administration to provide the quarterly performance reports of the Mainland-funded contractor responsible for undertaking the non-dredged reclamation works in the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Boundary Crossing Facilities Island and the Hong Kong Link Road projects.”

10. The Quarterly Reports on Contractors’ Performance are not relevant to this funding application for the “Tung Chung New Town Extension - Reclamation and Advance Works”. Notwithstanding, during the course of

tender assessment, the Government will follow the established guidelines in relevant technical circulars, including the consideration of tenderers' overall performance in the past few years, in selecting the suitable contractor. In any event, given the sensitive nature of the information therein, disclosing individual contractors' performance report is generally considered inappropriate.

“Hon. Fernando Cheung requested the Administration to provide information on the social welfare facilities to be provided on the newly-formed land in Tung Chung East”

11. The social welfare facilities in TCNTE have been planned in accordance with the requirements under the Hong Kong Planning Standards and Guidelines and having regard to the proposals of Social Welfare Department (SWD) in the course of the TCNTE Study. The Administration has reserved adequate sites and floor area within TCNTE to accommodate the following welfare facilities:

Social Welfare Facilities*	Number	Gross Floor Area
Integrated Family Service Centre	1	1 180 m ²
Social Security Field Unit	1	1 020 m ²
Family and Child Protective Services Unit Sub-Office	1	190 m ²
Integrated Children and Youth Services Centre	3**	1 390 m ² each
Residential Care Home for the Elderly (RCHE) (150 places each)	2**	3 470 m ² each
Day Care Unit for Elderly in RCHE	1	150 m ²
Neighbourhood Elderly Centre	1**	670 m ²
Child Care Centre (for children age under 3) (100 places each)	2**	1 080 m ² each
District Support Centre for Persons with Disabilities Sub-base	1	380 m ²
Integrated Community Centre for Mental Wellness	1	790 m ²

* The floor area requirement of the welfare facilities will be confirmed at the detailed project design stage, subject to the planning standard and Schedule of Accommodation of the respective welfare facilities at the time

** The provision includes one service centre/care home at Tung Chung West

12. The Administration has reserved sufficient land for development of various government, institution or community (G/IC) facilities in the TCNTE,

and social welfare facilities are always permitted at these sites. In response to the community's rising aspirations for more social welfare facilities, the Planning Department is in discussion with the SWD regarding the provision of additional social welfare facilities, such as those residential and day care services for the elderly or persons with disabilities. These proposals will be specified during the implementation and detailed design stages of the TCNTE.

**Development Bureau
Planning Department
Civic Engineering and Development Department
Agriculture, Fisheries and Conservation Department
Social Welfare Department**

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