

**For discussion
on 20 January 2020**

Legislative Council Panel on Development

PWP Item No. 767CL - Planning and Engineering Study for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area

PURPOSE

This paper briefs Members on the proposal to upgrade **767CL** - Planning and Engineering Study for Lung Kwu Tan Reclamation and the Re-planning of Tuen Mun West Area (the Study) to Category A at an estimated cost of \$179.0 million in money-of-the-day (MOD) prices for undertaking the studies related to the proposed Lung Kwu Tan reclamation and the re-planning of River Trade Terminal and its coastal areas (the Tuen Mun West area).

PROJECT SCOPE AND NATURE

2. We propose to upgrade **767CL** to Category A, which comprises -
 - (a) a planning and engineering study for the proposed Lung Kwu Tan reclamation and the re-planning of Tuen Mun West area to establish the reclamation extent, land uses and development proposals, as well as undertaking the relevant detailed impact assessments, including statutory environmental impact assessment (EIA), and preliminary design of the associated infrastructure including upgrading of Lung Mun Road;
 - (b) community engagement and consultation exercises with the stakeholders¹; and
 - (c) associated site investigation works including supervision.
3. A plan indicating the location of the proposed Lung Kwu Tan reclamation and Tuen Mun West area is at **Enclosure 1**.
4. Subject to funding approval of the Finance Committee (FC), we plan to commence the Study in the latter half of 2020 for completion in 30 months.

¹ Community engagement and consultation exercises include roving exhibitions, community liaison group meetings, community forums, etc.

JUSTIFICATION

5. Hong Kong is mountainous with little flat land and the supply of developable land is particularly limited. The Government has been adopting a multi-pronged strategy to enhance land supply. According to the Report of the Task Force on Land Supply (TFLS) submitted to the Government in December 2018, the TFLS recommended that Lung Kwu Tan reclamation and development of River Trade Terminal site are worthy of study and implementation with priority. The TFLS considered that new land formed by the reclamation offers the Government greater flexibility to review different kinds of land use demands from a macro perspective and conduct holistic planning. As regards developing the River Trade Terminal site, the TFLS was of the view that, from the perspective of comprehensive planning, the Government should consider holistically the land uses of the coastal area of Tuen Mun West (including the River Trade Terminal site, the Lung Kwu Tan reclamation as well as the industrial and special facilities nearby) and examine rationalisation and realignment of operations on different sites, so as to increase planning flexibility. The Government agreed and accepted the recommendation of TFLS and proposed to conduct a comprehensive planning and engineering study for Lung Kwu Tan reclamation and the coastal area of Tuen Mun West area (including the River Trade Terminal).

6. Located at the western end of Tuen Mun, Lung Kwu Tan together with its adjoining areas currently accommodate various industrial facilities including two power stations. Taking into account the constraints in relocating these facilities, we considered that the reclaimed land at Lung Kwu Tan would be suitable for industrial uses (especially those requiring ample spaces for operations and relying on the use of sea-borne transport). Besides supporting various kinds of local industries, such as construction and environmental industries etc., the proposed reclaimed land at Lung Kwu Tan may also offer space to accommodate different types of economically beneficial activities or land uses in more centralized, organized and efficient manners, including the space to accommodate, where necessary, the existing industrial facilities at Tuen Mun West and some of the brownfield operations affected by developments. These land uses will provide job opportunities for the local community.

7. The Civil Engineering and Development Department (CEDD) commenced the Technical Study on Reclamation at Lung Kwu Tan (the Technical Study) in October 2015 to ascertain the feasibility of the proposed reclamation. The Technical Study was completed in 2017. It suggested a preliminary reclamation extent of about 220 hectares (ha) to 250 ha, and established that the proposed reclamation development would not cause insurmountable technical and environmental problems. According to the findings of the Technical Study, we propose to upgrade Lung Mun Road that links with Tuen Mun Town Centre to cope with the proposed development and enhance the connectivity of Lung Kwu Tan and Tuen Mun West area. A new road will also be constructed within the reclaimed land as an alternative of Lung

Kwu Tan Road, which will address the residents' concerns on environmental nuisance arising from heavy vehicles passing by Lung Kwu Tan Village. In addition, we will optimise the design of the reclamation area in the Study to preserve the existing natural shoreline as far as possible, and will provide a green-channel along natural shoreline as well as an eco-shoreline along man-made shore. We will also enhance the water feature and plan for ample landscaping and greening coverage by means of holistic urban design to foster a better community environment and living quality of the residents thereat, including the adjacent Lung Kwu Tan Village.

8. The River Trade Terminal in Tuen Mun West area is located relatively closer to the Tuen Mun Town Centre and existing strategic transport infrastructure. In view of the current dwindling volume of cargo handling in the River Trade Terminal², we will take the opportunities from the proposed Lung Kwu Tan reclamation to rationalise and realign the existing operations at different sites on its periphery, and review the need of the existing RTT, with a view to raising the land use potential of Tuen Mun West area for housing and/or other beneficial developments. In addition, the strategic transport networks being planned will enhance the connectivity of Tuen Mun with the urban areas. It will help relieve the congestion of the existing transport networks and unleash the development potential of the coastal area in Tuen Mun West.

9. In summary, Lung Kwu Tan reclamation, upgrading of Lung Mun Road and re-planning of Tuen Mun West area will provide various development opportunities to meet the needs of the society. We will review and establish the suitable land uses and development scale of Tuen Mun West area in the Study, and explore urban development strategies that adopt smart and green measures to create a sustainable and people-oriented community with resilience against extreme weather.

FINANCIAL IMPLICATIONS

10. We estimated that the costs of the Study and the associated site investigation works will be about \$179.0 million in MOD prices.

PUBLIC CONSULTATION

11. We briefed the members of the Tuen Mun District Council on the Study at its meeting on 5 March 2019. Majority of the members supported the proposal of taking forward the Study. Some members were concerned about the potential impacts of the proposed development on the local traffic and environmental conditions. We will conduct relevant assessments under the Study and formulate proposals with blue-green elements³ and mitigation measures. In the course of the Study, we will conduct community engagement activities and provide more comprehensive information to

² In 2018, the utilisation rate of the River Trade Terminal berths was only 20% of its capacity.

³ The design relating to blue water resources and green spaces including visual corridors, ventilation breezeways, eco-channels, etc.

consult the community and gather their views and suggestions.

ENVIRONMENTAL IMPLICATIONS

12. The Study is a designated project under Schedule 3 of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499). We will prepare EIA report(s) according to the requirements under EIAO for submission to the Director of Environmental Protection for approval. For works items (such as reclamation, major roads and sewage pumping stations) proposed under the Study and constitute designated projects under Schedule 2 of the EIAO that require Environmental Permits for construction and operation, the environmental impact including air quality, water quality and hydraulics, ecology, fisheries, cultural heritage, noise, landscape and visual impacts of these works items will be adequately assessed in the EIA report(s).

13. The Study and the associated site investigation works will only generate very little construction waste. We will require the consultants to fully consider measures to minimise the generation of construction waste and to reuse or recycle construction waste as much as possible in the future implementation of the construction projects.

14. We strive to adopt most suitable environment-friendly methods that can effectively reduce pollution caused by the removal of seabed sediments. We will explore other more advanced and environment-friendly reclamation technologies and designs in the Study with a view to further protecting the environment. In addition, we will explore in the Study to provide green-channel to protect the existing natural shorelines as far as possible and provide eco-shorelines at reclamation area if situation warrants.

HERITAGE IMPLICATIONS

15. The Study and the associated site investigation works will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites and buildings, sites of archaeological interest and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

16. The Study and the associated site investigation works will not require any land acquisition. The Study will examine the need and extent of land acquisition and/or clearance required for implementation of the development.

BACKGROUND

17. The CEDD commenced a study entitled “Enhancing Land Supply Strategy” in July 2011, with a view to identifying the suitable sites for reclamation outside Victoria Harbour. Lung Kwu Tan is one of the potential near-shore reclamation sites. The study was completed in 2014 and the executive summaries were uploaded to CEDD’s website for public information.

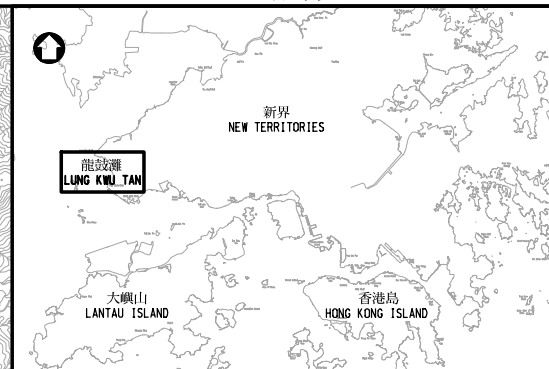
18. We upgraded **767CL** to Category B in September 2013 to carry out the relevant technical studies on Lung Kwu Tan reclamation.

19. The Study and the associated site investigation works will not directly involve any tree removal or planting proposals. We will require the consultants to take into consideration the need for tree preservation during the Study.

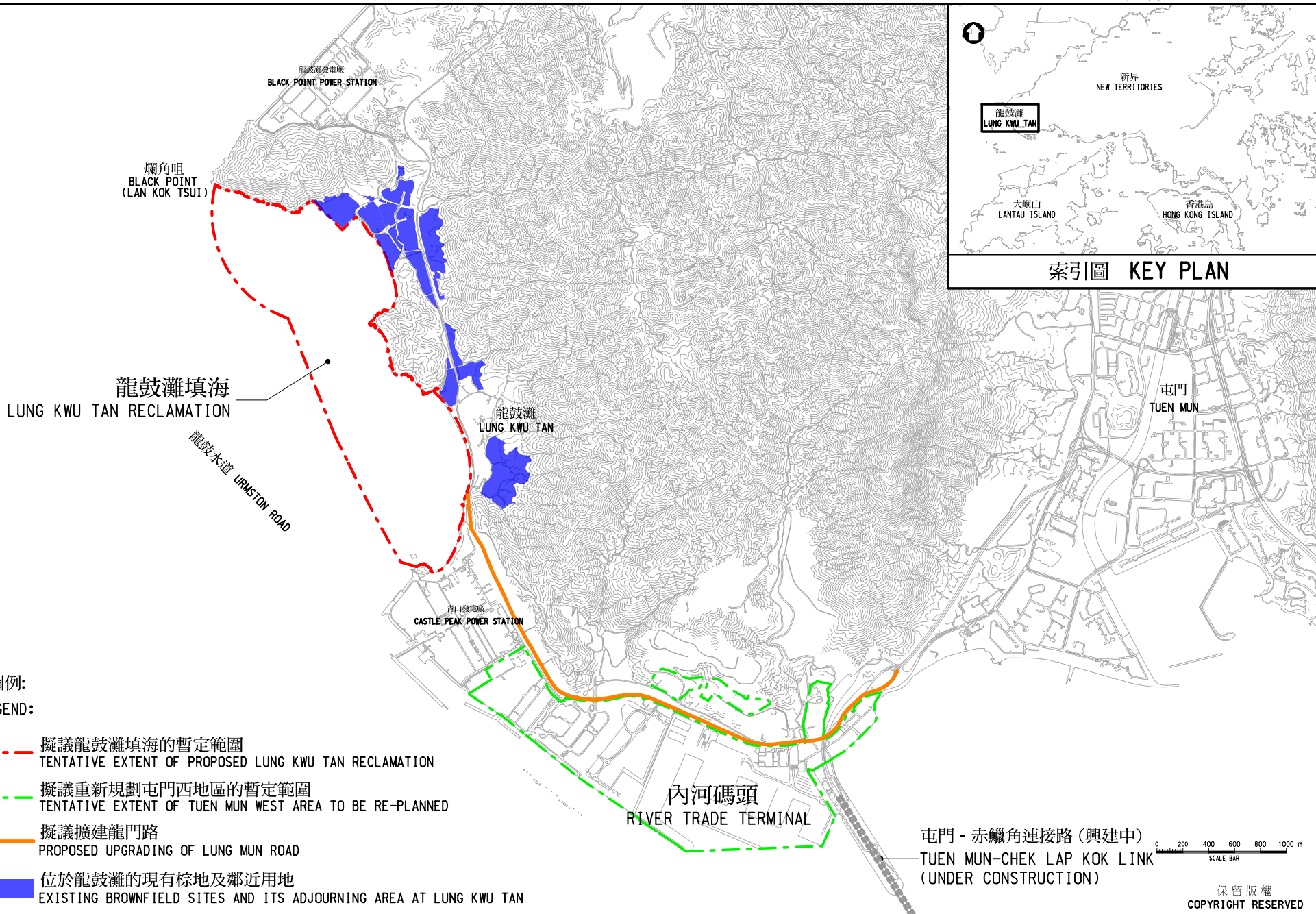
WAY FORWARD

20. We plan to seek funding approval from the FC after consulting with the Public Works Subcommittee.

**Development Bureau
Civil Engineering and Development Department
Planning Department
January 2020**

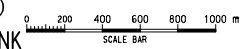


索引圖 KEY PLAN



圖例:
LEGEND:

- - - 擬議龍鼓灘填海的暫定範圍
TENTATIVE EXTENT OF PROPOSED LUNG KWU TAN RECLAMATION
- - - 擬議重新規劃屯門西地區的暫定範圍
TENTATIVE EXTENT OF TUEN MUN WEST AREA TO BE RE-PLANNED
- — — 擬議擴建龍門路
PROPOSED UPGRADING OF LUNG MUN ROAD
- 位於龍鼓灘的現有棕地及鄰近用地
EXISTING BROWNFIELD SITES AND ITS ADJOURNING AREA AT LUNG KWU TAN



屯門 - 赤鱗角連接路 (興建中)
TUEN MUN-CHEK LAP KOK LINK
(UNDER CONSTRUCTION)

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龍鼓灘填海和重新規劃屯門西地區的規劃及工程研究
PLANNING AND ENGINEERING STUDY FOR LUNG KWU TAN RECLAMATION AND THE RE-PLANNING OF TUEN MUN WEST AREA