



新鴻基地產

Sun Hung Kai Properties

29 November 2004

The Honourable Michael Ming-yeung Suen, GBS, JP
Secretary for Housing, Planning and Lands
Housing, Planning and Lands Bureau
8/F, West Wing
Central Government Offices
11 Ice House Street
Central, Hong Kong

c.c. AA

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Please circulate
to relevant parties
for information.

Dear Michael

After an intensive study of the various options for Hunghom Peninsula and careful consideration of the need to balance social and economic interests, NWS Holdings Limited ("NWS Holdings") and Sun Hung Kai Properties Ltd. ("Sun Hung Kai Properties") today made an announcement of our decision to redevelop the project, along with details of the plan.

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We cannot emphasize enough that this has been a very difficult decision to make, and we wish to assure you that the redevelopment plan represents our best efforts to accommodate the many, often conflicting, priorities of the community. It would be a massive waste if this prime site was not used to its full potential. Our plan meets the highest environmental standards, and includes a comprehensive waste-reduction scheme to recycle up to 95% of the existing estate.

We believe that the redevelopment will increase the proportion of green space in Hunghom and greatly enhance architectural consistency and landscaping in the district. Most importantly, our commitment is a vote of confidence in the long-term prospects for Hong Kong.

The enclosed documents explain the rationale behind the redevelopment and the measures we will put in place to minimize its impact on the neighborhood and the community at large. We hope you find this package informative. Please feel free to call Mr Kwan Chuk Fai, General Manager – Corporate Communication of NWS Holdings at 2131 6253 and Ms May Lau, Head of Corporate Communications of Sun Hung Kai Real Estate Agency at 2828 5234 for more information.

With very best regards,

Stewart Leung
Executive Director
New World Development Company Limited

Thomas Kwok
Vice Chairman & Managing Director
Sun Hung Kai Properties Limited

Encls

**Sun Hung Kai Properties**

Press Release

Hunghom Peninsula Development Plan Consortium Sets New Environmental Standards With Waste Recycling Reaching 95%

(29 November 2004, Hong Kong) NWS Holdings Limited (0659.HK) and Sun Hung Kai Properties Ltd (0016.HK) today announced the redevelopment of Hunghom Peninsula following an intensive study of almost a year. To address public concerns of possible environmental issues that may arise from the project, the consortium will put in place a comprehensive construction materials recycling programme to implement the redevelopment plan.

A spokesperson for the Hunghom Peninsula project said: "Up to 95% of the construction materials will be recycled to minimize wastage. Hydraulic crusher, instead of conventional jackhammers, will be used with a view to significantly reducing noise and dust created by the demolition works. Of the 190,000 tonnes of construction debris, only a few thousand tonnes will be transported to the landfill. This is about one one-thousandth of the waste handled by Hong Kong landfills last year. Although the legislation on landfill charge has yet to come into effect, we have committed to donating an amount matching the landfill charge to support the promotion of greenery projects in Hong Kong. In addition, the proceeds from the sale of recyclable and reusable materials will be donated to support environmental projects.

The future development of Hunghom Peninsula has been a subject of public discussion over the past several months. The spokesperson said we should optimize the use of Hong Kong's scarce land resources. The Hunghom Peninsula development began as a Private Sector Participation Scheme (PSPS) project. Unfortunately, this was a mismatch of land resources. It would be a massive waste if this prime site was not used to its full potential.

"We appreciate the controversy surrounding the project and the redevelopment plan was a difficult decision for us. We understand public concerns about the environmental issues, and we also attach great importance to the development needs. As a result, we have carefully studied various options for almost a year, hoping to find a solution that can meet Hong Kong's development needs, addresses community concerns and balance all interests," the spokesperson said.

In light of the public concerns, the consortium has carefully considered three options, including selling the existing units as they are, extensive renovation and reconfiguration to upgrade quality of the flats, as well as demolition and reconstruction. The spokesperson said the consortium has fully considered different

comments from the community, weighed the pros and cons of each option, and finally decided on the third option.

The spokesperson explained that to keep the original plan for this prime site was simple but it failed to make optimal use of Hong Kong's scarce land resources. Since the original layout and facilities were designed to PSPS estate standards, it falls short of market expectation of private property.

Over the past year, the consortium also explored the possibility of an extensive renovation and reconfiguration to bring the units up to private estate standards, with a simulation in Chai Wan. These included approaches like partial demolition of interiors and changing unit layouts, as well as partial demolition of external walls to accommodate larger windows for more light and spaciousness. In all scenarios, the limitations of the original layout proved to be insurmountable, so this option was ruled out.

After careful consideration, the consortium believes that a full redevelopment is the best option as it will offer the benefits of comprehensive planning using a premium design and materials, as well as incorporating facilities that meet the standards expected of a private estate. This option can also significantly increase the green area and maintain the standard of waterfront property, enabling this prime site to be used to its full potential.

"The Hunghom development began as a PSPS project to help meet the government's housing supply target, and the original plan for this prime site is now clearly at odds with Hong Kong's future development needs. To make optimal use of Hong Kong's scarce land resources is the right decision," the spokesperson said.

"Redeveloping Hunghom Peninsula not only helps create over a thousand new jobs, meet market demand for premium land, raise government revenue from increased stamp duty and rates, and stabilise Hunghom's housing prices. In addition, the project will improve the district waterfront with a new green design, more open space and better environment," he added.

"In correcting the mismatch in land resources, we demonstrate to our next generation that if a mistake was made, one should have the courage to put it right. Moreover, our comprehensive green construction programme also helps raise the next generation's awareness of protecting the environment."

To bolster the transparency of the project and address the concerns of neighbouring residents, students, parents, teachers and groups that take an interest in the plan, the consortium will set up a Hunghom Peninsula Concern Group to provide a platform for all parties concerned to be briefed regularly the project's status and the implementation of environmental measures. The Concern Group will also provide an opportunity for representatives to voice their views and for the consortium to follow up their suggestions. The consortium will invite representatives from Kowloon City District Council, Ma Tau Chung Government Primary School (Hunghom Bay), the Hong Kong Polytechnic University and its halls, Whampoa Garden owners'

committees as well as green groups to join the Concern Group. A hotline and an e-mail will be set up for public enquiry.

The spokesperson pointed out that the consortium wants to redevelop Hunghom Peninsula in the spirit of transparency, sincerity and responsibility.

"From the time we bid for the project to making today's decision to redevelop the site, every step we took is within the law. The decision is also reasonable and fully reflects that we have acted responsibly to our shareholders," the spokesperson remarked.

"Redeveloping Hunghom Peninsula is a major investment for the consortium, and the fact that we are implementing a comprehensive recycling programme only adds to the investment risk. Nonetheless, we are willing to spend more time and money on the project. The investment decision is our vote of confidence in Hong Kong's future."

"The redevelopment plan has been conceived with the principles of balancing the interests of society and our shareholders, as well as our commitment to be good corporate citizens. We believe our decision will create a win-win situation," the spokesperson concluded.

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Attached is the fact sheet of the redevelopment of Hunghom Peninsula (95% waste recycling – the highest environmental standards).

This press release will be posted to the website of NWS Holdings Limited (www.nwsh.com.hk) and the website of Sun Hing Kai Properties Ltd (www.shkp.com).

NWS Holdings Limited

NWS Holdings Limited (Stock code: 0659.HK), the service flagship of New World Development Company Limited (Stock code: 0017.HK), embraces a diversified range of businesses in Hong Kong, Mainland China and Macau. These businesses can be broadly grouped under three main divisions: Service, Infrastructure and Ports. Its Service division comprises Facilities (*Urban Property, General Security* and the management of *Hong Kong Convention and Exhibition Centre*), Contracting (*Hip Hing Group* and *NWS Engineering Group*), Transport (*New World First Bus, Citybus* and *New World First Ferry*), Financial and Environmental. The Infrastructure portfolio includes energy, water treatment and waste management as well as roads and bridges projects. For Ports, NWS Holdings is principally engaged in container handling as well as logistics and warehousing.

Sun Hung Kai Properties Ltd

Sun Hung Kai Properties (Stock code: 0016.HK) was publicly listed in 1972 and is now one of the largest property companies in Hong Kong. It specializes in premium-quality residential and commercial projects for sale and investment. The Group employs over 21,000 people and has in-house expertise in land acquisition, architecture, construction, engineering and property management that allow it to maintain stringent cost controls, while still adhering to the highest standards of quality. The Group's core business is the development of property for sale and investment. The Group also has complementary operations in property related fields such as hotels, financial services, insurance and property management. The Group also has investments in telecommunications, information technology, transportation, infrastructure and logistics.

For further information, please contact:

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Redevelopment of Hunghom Peninsula At the Highest Environmental Standards

- The consortium has retained international environmental consultants to create the most comprehensive recycling programme ever launched in Hong Kong. Up to 95% of the materials produced will be recycled to ensure that the works will cause minimal disruptions to the neighbourhood. The recycling rate sets a new standard for Hong Kong.
- Reusable items such as sinks, bathtubs, air conditioners, door closers and faucets will be donated to charity. A number of charitable organizations have expressed interest in the donation plan. And other charities are welcome to make a registration through our hotline.
- Remaining reusable items, if any, will be sent to the Mainland's second-hand market for reuse.
- Materials such as steel, aluminium and wood will be recycled in Mainland construction projects.
- Concrete will be crushed and used for other civil engineering projects in Hong Kong and on the Mainland. Using crushed concrete will reduce the need to quarry stone or dredge fill from the seabed, thus minimizing environmental damage.
- The consortium has set up an advanced control center to monitor the movement of construction vehicles using global positioning satellite.
- The consortium is committed to ensuring that construction vehicles will be fully enclosed when transporting debris. It will also strictly bar the construction vehicles from entering or leaving the site during peak hours when students go to or from the Ma Tau Chung Government Primary School (Hungom Bay).
- Completely wrapping each block in tarpaulins and netting will reduce noise and dust.
- Sprinkler systems and fully enclosed construction vehicles for transporting debris will reduce dust further.
- The consortium has installed a number of noise and air quality monitors near the site and started to record any change of noise level and air quality last week. The subsequent building works will also be carried out with similar high environmental standards.

A list of recyclable materials:

Reusable materials:

Items

- Kitchenware
- Bathtubs
- Wash basins
- Faucets
- Sinks
- Air conditioners
- Aluminium window frames
- Switches
- Door locks
- Door hinges

Recyclable materials:

Items

- Steel
- Concrete
- Aluminium
- Wood

**新創建****新鴻基地產**

新聞稿

重新發展紅灣半島 創立環保新標準 循環再用再造率高達 95%

(2004年11月29日——香港)新創建集團有限公司(股份代號:0659)和新鴻基地產發展有限公司(股份代號:0016)今日宣布,兩集團經過接近一年的詳細研究和評估,決定重新發展紅灣半島(“紅灣”)。同時考慮到社會人士就拆卸紅灣可能帶來的環保問題的關注,兩集團將引進最全面的建築物料循環再造再用措施,進行紅灣再發展計劃。

紅灣發展計劃發言人指出,除了引進循環再造再用率高達 95%的環保措施,拆卸工程亦將以香港罕有採納的油壓鉗取代傳統的鑽破方法進行,將噪音和空氣質素問題減至最低。在拆卸的 19 萬噸建築物料中,祇有數千噸的物料會運送到堆填區,這數量只佔全港堆填區去年處理廢料約千份之一。雖然堆填區收費的法例仍未實施,但我們決定將來捐出一筆等同廢料處理費用的款項,支持推廣全港綠化計劃。此外,我們亦會將再造再用物料所得的收入,悉數捐出支持環保。

就著紅灣未來的發展,過去幾個月在社會有不少討論。發言人說土地是香港應好好珍惜的資源,過去政府將紅灣地段作興建居屋是錯配了土地,不善用香港珍貴的土地資源是重大的浪費。

發言人說:「我們深悉再發展紅灣的決定很具爭議性,對我們來說,也是一個很困難的決定。我們理解公眾對環保問題的關注,我們也重視發展的需要。正因如此,我們花了差不多一年時間去詳細研究,希望找出一個最能夠切合香港發展需要,又能釋除社會疑慮,平衡各方利益的安排。」

鑑於公眾對紅灣的關注,兩集團慎重考慮了三個方案,包括維持紅灣現狀、拆掉部分間隔更改圖則以提高屋苑質素、以及全面拆卸再發展三種做法。發言人指出兩集團參考了社會上不同的論據,評估了三個方案的優劣,最後決定採納全面拆卸再發展的方案。

發言人解釋,維持現狀方法雖然最簡單,但未能扭轉土地資源錯配問題,同時原建築以居屋標準為藍本,整體質素及配套未能達到私人屋苑應有的水平。

兩集團在過去差不多一年時間亦積極研究拆掉部分間隔更改圖則的可行性,在柴灣廠房搭建模擬單位、研究拆卸內部間隔、改劃圖則,以及拆卸部分外牆、擴大窗戶、增加空間感等改善單位質素的做法。然而,基於原圖則的局限,根本未能做到提高屋苑質素至私樓水平,因此局部拆卸的方案亦不被採納。

經詳細評估後，兩集團認為全面再發展方案最為可取、是最能平衡各方利益的安排。基於地盤全面重新規劃，而樓宇的整體設計、用料和配套能夠做到私人屋苑應有的水平，且可大幅增加紅磡綠化部分的面積，重塑紅磡灣畔優質建築群的面貌，真正收到善用土地資源之效。

發言人說：「政府當年因應大量建屋的需求，將紅磡這幅優質地段撥作興建私人參建居屋。不過今日從香港未來發展所需來看，再發展紅磡以扭轉土地錯配才能夠真正體現地盡其利，物盡其用的精神。」

「再發展紅磡也能創造逾千個就業機會、紓緩市場對優質地皮需求，為庫房帶來更多的印花稅和差餉收入，對支持區內地價樓價有正面作用。此外，計劃亦有助綠化紅磡灣畔，擴大空間感，改善區內環境。」

「扭轉土地錯配亦是向下一代灌輸若有錯誤，應有勇氣予以修正的實貴精神，而我們引進的全面環保建樓計劃，也可提高下一代的環保意識。」

另外，為盡量增加計劃的透明度，並釋除附近居民、學生、家長、老師和關注計劃的社群可能存在的疑慮，兩集團將成立一個關注小組，邀請九龍城區議會、馬頭涌官立小學（紅磡灣）、香港理工大學校方及宿生會、黃埔花園業委會和環保團體的代表加入。兩集團將會定期向小組匯報施工進度和環保措施的執行情況，並聽取小組意見，作出跟進。兩集團亦會設立熱線和電郵，接受市民查詢。

發言人指出兩集團希望以最高的透明度、誠意和負責任的態度再發展紅磡。發言人重申：「由他們入標競投紅磡計劃到今天落實再發展安排，每一步驟均依法而行。再發展計劃亦是一個向股東負責和合理的決定。再發展計劃也是我們一項重要的投資，雖然這個全面環保再發展計劃會令成本增加，亦將工程所需時間延長，增加投資風險，但我們願意作出這個投資，標誌著我們對香港經濟前景投下信心的一票。在平衡社會和股東利益與履行企業公民責任的大原則下，我們深信重建紅磡的決定最終能締造一個多贏的局面。」

- 完 -

附件：以最高環保標準再發展紅灣(建築物料循環再造再用率達 95%)

此新聞資料可於新創建集團有限公司網頁 www.nwsh.com.hk 及新鴻基地產發展有限公司網頁 www.shkp.com 下載。

新創建集團有限公司

新創建集團有限公司(股份代號：0659)乃新世界發展有限公司(股份代號：0017)之服務業旗艦，業務遍及香港、中國內地及澳門，公司業務主要由三大部門構成，計有：服務，包括設施管理(富城物業管理、大眾安全警務和香港會議展覽中心之營運管理)、建築機電(協興建築集團和新創機電集團)、交通運輸(新世界第一巴士、城巴和新世界第一渡輪)、金融保險及環境工程；基建的投資項目則涵蓋能源、水務及廢物處理和道路及橋樑三大範疇；以及港口，包括貨櫃裝卸和物流及倉儲服務。

新鴻基地產發展有限公司

新鴻基地產(股份代號：0016)於一九七二年上市，為香港最大地產發展商之一，擅長興建優質住宅及商業項目供銷售及投資。集團擁有僱員逾二萬一千名，擁有從事買地、規劃、建築、工程及物業管理的專業人才，有利控制成本之餘，亦同時確保物業質素符合最高標準。集團的核心業務為發展物業供銷售及投資，亦經營多項地產相關業務，包括酒店、金融服務、保險、物業管理。集團亦有投資電訊、資訊科技、運輸、基建及物流等行業。

如欲查詢詳情，請聯絡：

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最高環保標準再發展紅灣半島

- 在國際環保顧問的協助下，兩集團為紅灣半島發展計劃製訂了一套在香港最全面的環保拆樓計劃，將滋擾減至最低，令拆卸材料的循環再造和再用率推至達 95% 的新標準。
- 循環再用物料包括洗手盆、浴缸、冷氣機、門鎖、水龍頭等裝置，將贈予慈善團體，造福弱勢社羣。現時已有數個機構對捐贈計劃表示興趣，歡迎其他慈善機構透過熱線電話登記辦理手續。
- 在確定捐贈所需後若仍有剩餘物料，會悉數運送到內地二手市場循環再用。
- 至於循環再造物料包括鋼筋、鋁和木料等，經再造後供應內地工程項目使用。
- 石屎經拆卸後，絕大部分將可磨碎，可供香港及內地土建工程使用。用磨碎的石屎，可減少開山及挖海沙，減低對環境生態的影響。
- 設立控制中心，利用先進的衛星定位技術，監察物料運送過程。
- 兩集團亦致力減低在交通方面可能產生的滋擾，在運送泥頭時，亦會用機械式密斗全面覆蓋泥頭，同時嚴格控制泥頭車輛於馬頭涌官立小學（紅磡灣）上學和放學時間進出地盤。
- 拆卸時把整棟樓宇用柏油布及有護網密佈包裹，進一步減低音量和塵土。
- 施工期間全面灑水，減少塵土；運送泥頭時，用機械式密斗全面覆蓋泥頭。
- 兩集團並已在上周起在紅灣地盤附近設置監察音量和空氣質素儀器，記錄音量和空氣質素的變化。將來建屋亦會採用同等高標準的環保措施進行。

循環再用物料一覽表：

組件

- 廚櫃散件
- 浴缸
- 洗手盆
- 水龍頭
- 洗碗盆
- 冷氣機
- 鋁窗框
- 電掣
- 門鎖
- 門鉸

循環再造物料一覽表：

組件

- 鋼筋
- 石屎
- 鋁
- 木料

兩難的決定

就著紅灣半島(紅灣)的未來發展，在兩個月內，會上有不少討論，我們知道再發展紅灣的困難性。對我們來說也是一個很困難的決定，我們細心聆聽各方意見，考慮哪一個做法最能切合香港的發展需要，又能釋除社會的疑慮，落實一個能夠平衡各方利益的安排。

為香港投下信心一票

我們希望以最高的透明度、誠意和負責任的態度發展紅灣，並重申由我們入標競投到今天決定再發展，每一步驟均依法而行，也是一個向股東負責的決定。

雖然這個全面環保計劃會令投資成本增加，令工程延長，增加投資風險，但我們仍願意作出這項投資，標誌著我們對香港經濟前景投下信心的一票。在平衡社會和股東利益的大原則下，我們深信再發展紅灣的決定最終能締造一個多贏的局面。

我們慎重地考慮了三個方案：

- (一) 維持現狀不拆卸；
- (二) 拆掉外牆和內部間隔更改圖則；
- (三) 全部拆卸再發展。

我們全面評估了不同方案的優劣，決定採納第三個方案。政府當年因應大量建屋的需求，將這幅臨海黃金地段撥作興建私人參建居屋，今日從香港未來發展所需來看，是錯配了土地資源。維持紅灣現狀未能扭轉土地資源錯配，同時原建築以居屋標準為藍本，整體質素及配套未能達到私人屋苑應有的水平。

我們亦曾積極研究只改動部分裝置的可行性，在柴灣廠房搭建模擬單位，研究改善單位質素的做法。但最終因原圖則的局限，根本未能做到提高屋苑質素至私樓水平。

我們認為第三個方案最為可取。基於地盤全面重新規劃，樓宇的整體設計、用料和配套能夠做到私人屋苑應有的水平。再發展紅灣能夠真正體現地盡其利、物盡其用的精神。不善用香港珍貴的土地資源是重大的浪費，扭轉土地錯配亦是向下一代灌輸若有錯誤，應有勇氣予以修正的寶貴精神。這也是我們作為負責任上市公司向股東交待的應有態度。

提升社會經濟效益

再發展紅灣不但能扭轉土地錯配，也能帶來創造就業、綠化環境和提高區內生活質素的效益：

- 提高物業價值，將為庫房帶來更大的印花稅和差餉收入；
- 再發展計劃預計會創造逾千個就業機會；
- 重塑紅磡灣海旁建築群面貌，對支持區內地價樓價有正面作用；
- 可舒緩市場對優質地皮需求，減輕優質樓宇價格急升壓力；
- 綠化紅磡灣畔，增強空間感，改善區內環境；
- 創立全港最全面的建築環保計劃，為環保建築工程確立新標準，亦提高下一代的環保意識。

紅灣半島 發展計劃

最全面建築環保計劃

重視民意 嚴格監管

在國際環保顧問的協助下，我們為紅灣半島設計了一套最全面的環保建築計劃，將滋擾減至最低。

- 採用罕有的油壓鉗取代傳統鑊破方法拆卸，大幅減低音量；
- 拆卸時把整棟樓宇用柏油布及護網密封包裹，進一步減低音量和塵土；
- 在地盤附近設置多個監察音量和空氣質素儀器，並設控制中心，利用先進的衛星定位技術，監察物料運送過程，確保符合環保要求；
- 施工期間全面灑水，減少塵土；運送泥頭時，用機械式密斗全面覆蓋泥頭。

我們將成立關注小組，邀請馬頭涌公立小學（紅磡灣）、香港宿生會、黃埔花園業委會、環保團體等加入，並會定期匯報施工進度和環保情況。

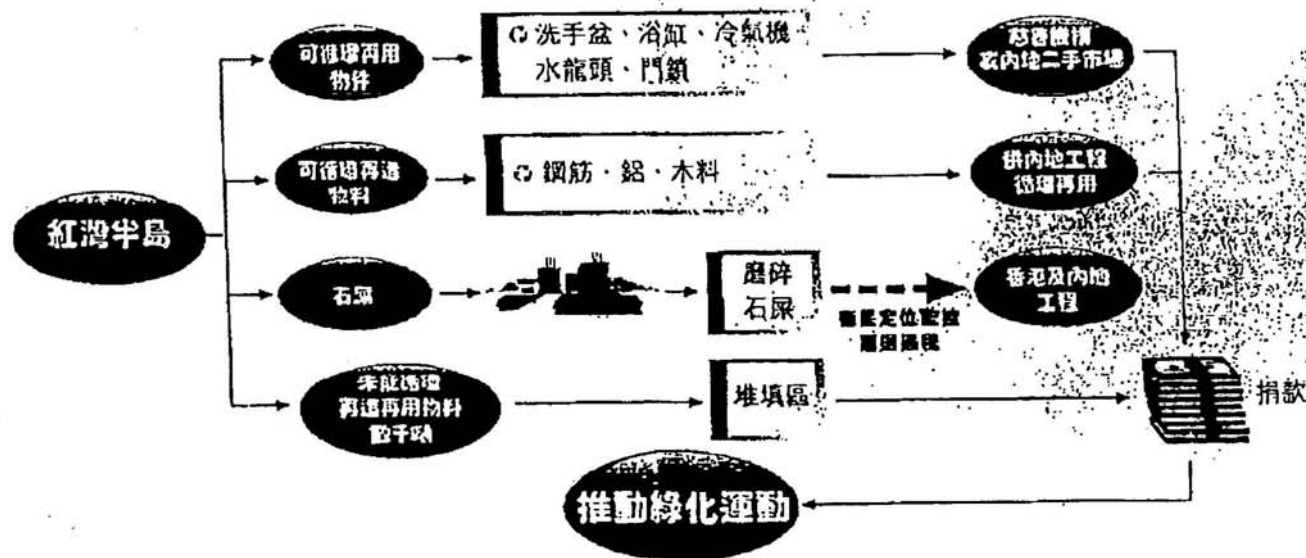
周詳控制措施

- 嚴禁泥頭車於馬頭涌公立小學（紅磡灣）上學和放學時間進出地盤；
- 致函附近居民解釋計劃，並在地盤外詳列工程負責人的聯絡方法，供市民查詢；
- 支持區內綠化運動。

循環再造再用率高達95%

的材料，可循環再造再用，比率推至高達95%的新標準：

紅灣拆卸的19萬噸建築材料中，95%會循環再造再用再造，只有數千噸會運送到堆填區。數量只佔全港堆填區去年處理廢料的千份之一。我們會將同等堆填區處理費的金額，悉數捐出推動全港綠化運動。石屎經拆卸後磨碎，可供香港及內地工程使用。用磨碎了的石屎，可減少開山採石海沙，減低對環境生態的影響。循環再用物料包括洗手盆、浴缸、冷氣機門頭、水龍頭等，將會贈予慈善團體。餘物料會運送到內地的二手市場循環再用。循環再造物料包括鋼筋、鋁、木料等，經再造後供內地工程使用；售賣再造再用物料所得，悉數捐出支持環保。



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