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4 April 2011

Ms Debbie YAU
Clerk to Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central, Hong Kong

Dear Ms Yau,

**Public Works Subcommittee
Follow-up to meeting on 9 February 2011
PWSC (2010-11)37
Head 707 – New Towns and Urban Area Development
733CL – Review studies on Hung Shui Kiu new development area –
consultants' fees and site investigation**

I refer to your letter of 9 February 2011 to the Secretary for Financial Services and the Treasury regarding the follow-up action requested of the Administration as stipulated below in respect of the above project to be taken before the relevant meeting of the Finance Committee -

In response to the concern of Hon. LEE Wing-tat and Hon. Mrs. Regina IP, the Administration undertook to consider expediting implementation of the Hung Shui Kiu new development area (NDA) by exploring the feasibility of advancing development of some sites of the NDA, and to provide details on the process flow and timeframe from planning to implementation of a typical NDA.

As explained in the PWSC paper, we plan to commence the Planning and Engineering Study (the Study) for the Hung Shui Kiu (HSK) NDA in August 2011 and a long lead time is required for implementing the HSK NDA project. The detailed time line for the critical activities of the Study and the statutory procedures is outlined below -

Critical Activity 1 - Planning, Engineering and EIA studies cum Community Engagement (30 months)

The Study aims to formulate a land use planning framework and ascertain the feasibility of implementing the recommended proposals for the development of the HSK NDA. The Study will include a three-stage community engagement programme to proactively engage the public in planning the HSK NDA. This will enable us to take account of the public's views/aspirations at different stages of the Study. To expedite the community engagement process, we have already commenced the first stage of it in November 2010, well ahead of the commencement of the Study by the consultant. To confirm the feasibility of the development proposals, we need to conduct detailed technical and engineering assessments. Moreover, HSK NDA is a designated project under the Environmental Impact Assessment (EIA) Ordinance and hence we are required to conduct an EIA study as part of the Study. We can only submit the EIA report to the Environmental Protection Department for approval after finalization of the land use proposals and completion of the community engagement exercise. The whole process would require about 30 months, and the Study is expected to complete in early 2014.

Critical Activity 2 - Preparation of Outline Zoning Plan under Town Planning Ordinance (17 months)

Upon completion of the Study, we shall then proceed with the statutory plan-making process to prepare Outline Zoning Plans (OZPs), solicit public's comments on and obtain approval of the OZPs under the Town Planning Ordinance. This process would take about 17 months to complete, i.e. by mid 2015.

Critical Activity 3 - Land Resumption, Clearance and Re-housing for the Affected Inhabitants (48 months)

Upon completion of the statutory procedures under the Town Planning Ordinance, we would then kick start the procedures for land resumption, clearance and re-housing of the affected inhabitants. As the

new development area involves substantive mixtures of private land and squatters, we envisage that the land resumption, clearance and re-housing processes would be complicated and time-consuming. We anticipate that these procedures would take about four years to complete, i.e. by early 2019.

To enable commencement of works by early 2019, we would schedule the other work required, such as detailed engineering design, statutory procedures including resolution of objections for the proposed road works and sewerage schemes, tendering for various works packages, funding applications, etc. to be carried out concurrently with the above critical activities as far as possible.

Taking the above considerations into account, we expect the first package of site formation and engineering works to commence in 2019 at the earliest. However, we will explore, during the course of the Study, the feasibility of advancing the engineering works for those sites with less complicated land and re-housing issues to meet the public's aspiration for early implementation of the HSK NDA.

As requested, an outline implementation programme showing the details of the work flow and timeframe from planning to implementation of a typical NDA is attached for Members' reference.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Raymond Lee', written in a cursive style.

(Raymond LEE)

for Secretary for Development

Encl.

c.c. SFST (Attn.: Ms Joyce Ho) Fax.: 2147 5240

ID	Duration 時區 30個月	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
1	30 months 30個月	Planning and engineering and EIA studies cum community engagement 規劃及工程研究，環評及公眾參與																
2	17 months 17個月	OZP under Town Planning Ordinance 為建議的規劃大綱圖則進行城市規劃條例程序																
3	5 months 5個月	Creation of Cat A item for detailed design 為詳細設計準備甲級工程項目																
4	6 months 6個月	Preparing consultancy brief 擬備顧問合約																
5	5 months 5個月	Employment of consultants for design and construction supervision 為設計及施工階段聘請顧問																
6	38 months 38個月	* Detailed design and tender documentation 進行詳細設計及擬備招標文件																
7	48 months 48個月	* Gazetting, land resumption, clearance and rehousing 刊憲，徵用及清理土地和居民安置的程序																
8	4 months 4個月	* Upgrading of project to Cat A 將工程項目提升為甲級																
9	5 months 5個月	* Tendering 招標程序																
10	60 months 60個月	* Site formation and engineering works 地盤平整及工程項目施工																
11	0 months 0個月	First Population Intake 第一批人口遷入																
Remark *		Timing for first development package only. Same lead time will be required for other development packages. 注意 *: 大綱計劃的時間只對應第一階段的发展項目。其它之後階段的发展項目需相應的時間作前期的準備工作。																