

**For discussion
on 25 January 2011**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**PWP Item No. 733CL – Review studies on Hung Shui Kiu
new development area: consultants’ fees and site investigation**

PURPOSE

This paper briefs Members on -

- (a) the proposal to upgrade **733CL** (currently titled “Review studies on Hung Shui Kiu new development area: consultants’ fees and site investigation”) to Category A at an estimated cost of \$70.4 million in money-of-the-day (MOD) prices to carry out a planning and engineering study (P&E Study) for the proposed New Development Area (NDA) in Hung Shui Kiu (HSK); and
- (b) the key issues that will be addressed in the HSK NDA P&E Study.

PROJECT SCOPE AND NATURE

2. The scope of **733CL**, which we propose to upgrade to Category A, comprises –

- (a) detailed planning and engineering study for the HSK NDA including preparation of the Preliminary Outline Development Plan, the Recommended Outline Development Plan, the Recommended Layout Plans and the preliminary design of the associated engineering infrastructure works, confirmation of feasibility of development proposals, and formulation of implementation strategies;
- (b) environmental impact assessment (EIA) for the HSK NDA development and associated engineering infrastructure;
- (c) community engagement exercises in relation to the formulation of the development proposals; and

(d) associated site investigation works and supervision.

3. A location plan showing the study area of the proposed HSK NDA is at **Enclosure 1**.

4. Subject to approval of the Finance Committee, we plan to commence the P&E Study in August 2011 for completion in August 2014 (comprising a study period of 30 months and an allowance of 6 months for extension of time due to unforeseen delay, variation or other causes). The P&E Study will formulate sustainable and feasible planning and development proposals for the HSK NDA. Planning and technical assessments on the land use, environmental, cultural heritage, traffic, infrastructure engineering, air ventilation, landscape and urban design aspects of the recommended proposals will be thoroughly carried out in the study process.

BACKGROUND AND JUSTIFICATION

5. The Planning and Development Study on North West New Territories (the NWNT Study), which was completed in 2003, identified HSK as a suitable NDA and confirmed its feasibility based on the findings of the various planning, engineering and environmental assessments carried out then. In the light of the slower growth of population and housing demand, the HSK NDA 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).

6. The HK2030 Study updates the territorial development strategy for Hong Kong with a view to recommending a spatial development pattern to respond to various social, economic and environmental needs in the next 20 to 30 years. The HK2030 Study was completed and the findings were promulgated publicly in October 2007. The HK2030 Study recommends proceeding with the North East New Territories (NENT) NDAs (comprising Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling NDAs) and HSK NDA to address the long-term housing demand and provide employment.

7. The HK2030 Study proposes to stagger the implementation of the two NDA schemes for better resource utilization, i.e. planning, land clearance and works management, and that the NENT NDAs should proceed first. It recommends that NDAs shall be developed for multiple purposes, including the provision of land for housing, education and community facilities, improvement of

the rural environment, better protection of resources of high conservation value, and timely development of land for special industries¹ and open storage uses, etc. The P&E Study on the NENT NDAs (the NENT NDAs Study) already commenced in June 2008 for completion in 2011.

8. Since the completion of the NWNT Study in 2003, there have been substantial changes in the planning circumstances and public aspiration. The following issues are identified as having implications on the development parameters and layout as originally put forth under the NWNT Study -

- (a) the strategic role of the HSK NDA;
- (b) public and private housing requirements and policy;
- (c) territorial demand for commercial and industrial land;
- (d) new land use requirements, particularly for the six industries² where Hong Kong enjoys clear advantages;
- (e) variations to the requirement of government, institution or community facilities due to changes in the population profile; and
- (f) public aspirations for high quality environment including low carbon living.

9. To allow more flexibility in layout planning to accommodate the new demand for various land uses and associated infrastructures, the tentative boundary of the HSK NDA is extended to include the HSK North area (identified as potential extension area to the HSK NDA under the previous NWNT Study) and its vicinity. The final boundary of the NDA will be confirmed in the P&E Study.

10. As a long lead-time of at least 12 to 13 years³ is required for implementing the HSK NDA, an early start is necessary. We propose to embark on the P&E Study for the HSK NDA, which will take into account the latest circumstances and make reference to the findings and recommendations of

¹ Special industries refer to industries with clean and high-value-added industrial processes.

² The six industries are medical services, environmental industries, testing and certification, education services, innovation and technology, and cultural and creative industries.

³ The lead-time includes the time for the P&E Study, statutory procedures and consultation, land resumption and clearance, design and construction of engineering infrastructure, and design and construction of housing blocks and necessary community facilities to support the first population intake.

the NWNT Study completed in 2003 and the NENT NDAs Study to be completed in 2011.

FINANCIAL IMPLICATIONS

11. We estimate the capital costs of **733CL** to be \$70.4 million in MOD prices, made up as follows –

		\$ million
(a) Consultants' fees for		42.4
(i) planning and engineering study	32.7	
(ii) environmental impact assessment study	8.5	
(iii) supervision of site investigation works	1.2	
(b) Site investigation works		8.5
(c) Miscellaneous expenses for community engagement exercises		3.5
(d) Contingencies		5.4
	Sub-total	59.8 (in September 2010 prices)
(e) Provision for price adjustment		10.6
	Total	70.4 (in MOD prices)

KEY ISSUES AND STUDY APPROACH

12. Having considered the experience gained from the on-going P&E Study for the NENT NDAs and also the public views so far received, we have identified some key issues relating to the planning, design and implementation of the HSK NDA, which will be addressed in the course of the study process. They are set out as follows :

Strategic Role of HSK NDA

- (a) Being close to the Hong Kong-Shenzhen boundary, the NDA has been identified in the HK2030 Study as having potential for meeting strategic land use requirements such as special industries. With the increasing economic integration between Hong Kong and Shenzhen, and noting the positioning of Qianhai development as a Hong Kong-Guangdong modern service industry innovation and co-operation exemplary zone, we will seek major stakeholders' views on the development opportunities taking advantage of the strategic location of the HSK NDA.

Quality Living Environment

- (b) Development Intensity and Population Capacity - the HK2030 Study assumes that the HSK NDA could accommodate a population of 160,000. To meet the rising public aspiration for lower density development and quality living environment on the one hand and to capitalize on the planned railway infrastructure (Please see paragraph 12(g) below) and increase housing land supply on the other hand, the optimal development intensity in the NDA will need to be assessed critically.
- (c) Low Carbon Eco-city - there is public expectation that newly planned areas should be more environmentally friendly in terms of low carbon emission, resources saving, good urban design, greening as well as heritage and ecological conservation. We will examine innovative and pragmatic measures according to the principle of sustainable development to address these public expectations.

Harmonious Community

- (d) Balanced Housing Mix - the appropriate proportion of public rental housing and private housing in the NDA will be assessed prudently for the development of balanced communities.
- (e) Having regard to past experience of our new towns, we need to ensure that supporting community facilities and services would be provided in a timely manner to serve future residents of the NDA. The local concerns on the integration of new

development with existing settlements will also be duly considered in the planning of the NDA. We will engage academics, sociologists and practitioners in community services in the study process to provide expert advice on the social aspects of the NDA development.

Provision of Employment Opportunities

- (f) In addition to the population-related economic/social facilities such as local retail, services and community facilities, other commercial/business/industrial developments will also be planned. These will generate employment opportunities for the residents within the NDA as well as the existing nearby new towns.

Efficient and Environmentally-friendly Transport Link

- (g) To enhance the mobility of future residents, we will emphasise on provision of efficient and environmentally-friendly transport linkages with other parts of the territory in the planning of NDA. Reservation has already been made for the West Rail Hung Shui Kiu Station. We will also take into account the findings of the Railway Development Strategy (RDS-2) Review which is scheduled to commence in the second quarter of 2011 in considering the feasibility and timing for implementation of the HSK Station and other railway infrastructures. Apart from railway, other environmentally-friendly public transport facilities will also be explored to offer residents choices of transport mode for commuting within the NDA and to other parts of the territory, including the main urban areas.

Port Back-up and Open Storage Uses

- (h) Port back-up and open storage uses proliferate in the study area. We will review the land demand for such uses in the area and tackle the environmental and traffic problems arising from incompatible use through comprehensive planning.

Implementation

- (i) The NDA covers mainly private land amidst scattered villages, some of which are occupied by non-recognized village settlements, domestic squatters or various forms of business undertakings. Whilst land resumption and clearance will be

inevitable in taking forward the NDA development, the social and economic disruptions created have to be carefully managed.

COMMUNITY ENGAGEMENT

13. Comprehensive community engagement will be undertaken as an integral part of the P&E Study. We will engage the Legislative Council, Heung Yee Kuk, relevant District Councils, local communities, environmental groups and other stakeholders both before and during various stages of the P&E Study.

14. A three-stage community engagement approach is proposed :

- (a) Stage 1 – to engage the community at an early stage before commencement of the P&E Study. A pamphlet at **Enclosure 2** has been prepared to arouse early public discussions on the key issues of the NDA including its vision, strategic role/function and planning principles. This stage of community engagement will provide inputs for preparing the Preliminary Outline Development Plan (PODP).
- (b) Stage 2 – to engage the public in discussing the PODP, which will form a basis for more detailed engineering feasibility studies and environmental impact assessment, and to facilitate preparation of the Recommended Outline Development Plan (RODP).
- (c) Stage 3 – to brief the public on the rationale and how public views are incorporated into the RODP, and obtain feedback to facilitate finalization of Recommended Layout Plans and proposals.

PUBLIC CONSULTATION

15. During the course of the NWNT Study (see paragraph 5 above), we conducted an extensive public consultation exercise between October 1999 and March 2000 on the draft RODP involving various stakeholders and community groups through consultation meetings and public forums. The responses showed that the location of the HSK NDA was generally supported.

16. We also consulted the public in 2003 and 2004 under the HK2030 Study on the NDA proposals in the context of the territorial spatial development pattern. There was general support for providing a better living environment which could be effected through the development of NDAs. Some respondents commented that the development of NDAs could provide greater diversity of density, different design of built forms and greater flexibility for adopting environmental measures and facilities.

17. We also consulted various statutory and advisory organisations on the P&E Study and the key issues of HSK NDA. A list of the statutory and advisory organisations consulted and the respective meeting dates is at **Enclosure 3**.

18. While the Ping Shan Rural Committee, Ha Tsuen Rural Committee (HTRC) and Heung Yee Kuk raised concerns on the implications of the P&E Study on their Small House applications and enquired whether the development right in the existing villages would be frozen, they have no objection to the conduct of the P&E Study. The HTRC also considered that the planned infrastructure projects in the vicinity of Ha Tsuen should not be withheld because of the P&E Study. Tuen Mun Rural Committee (TMRC) raised their concerns on the possible freezing of the Small House applications due to the P&E Study, and requested that the villages in North Tuen Mun District within the tentative boundary of the HSK NDA be excluded from the future NDA. We confirm that the Small House applications within the village zones in the prevailing Outline Zoning Plans and committed infrastructure projects will not be affected by the P&E Study. However, to allow a comprehensive planning and technical assessment of the HSK NDA and the adjacent villages, the concerned villages of TMRC have to be included in the study area. Interfacing issues of other infrastructure projects in the study area will be reviewed at the early stage of the P&E Study to minimize abortive works.

19. The Town Planning Board and Yuen Long District Council (YLDC) in general supported the conduct of the P&E Study. YLDC particularly urged the project office to conduct public forums in the community engagement exercises and to provide more detailed information to the relevant RCs during the P&E Study. Tuen Mun District Council did not have strong views on the P&E Study, but members were concerned about the compensation package for the affected inhabitants in the future. Consultation with the Planning Sub-committee of the Land and Development Advisory Committee is scheduled for 24 January 2011 and we will report to the Panel the result of the consultation.

ENVIRONMENTAL IMPLICATIONS

20. The proposed P&E Study on HSK NDA is a designated project under Schedule 3 of the EIA Ordinance (Cap. 499). The developments to be proposed in the P&E Study will include Schedule 2 designated projects, such as primary distributor roads and sewage pumping stations, etc., which will require Environmental Permits prior to construction and operation. We will conduct an EIA under the P&E Study for the proposed developments and associated engineering infrastructure in compliance with the requirements of the EIA Study Brief and Technical Memorandum on EIA Process. The assessments that will be carried out in the EIA will include air quality, ecological, cultural heritage, and landscape and visual impact assessments. We have included \$8.5 million (in September 2010 prices) in the cost estimate for conducting the EIA.

21. The proposed P&E 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/recycle construction waste as much as possible in the future implementation of the construction projects.

HERITAGE IMPLICATIONS

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

LAND ACQUISITION

23. The proposed P&E Study and the associated site investigation works will not require land acquisition. The P&E Study will examine the extent of land acquisition required for implementation of the HSK NDA.

WAY FORWARD

24. We plan to seek the Public Works Subcommittee's endorsement for the upgrading of **733CL** to Category A in February 2011.

25. Members are invited to give views on the vision, strategic role/function and key issues relating to the planning of the HSK NDA, and the



study scope and approach as set out above. Members' views will be taken into account in taking the P&E Study forward.

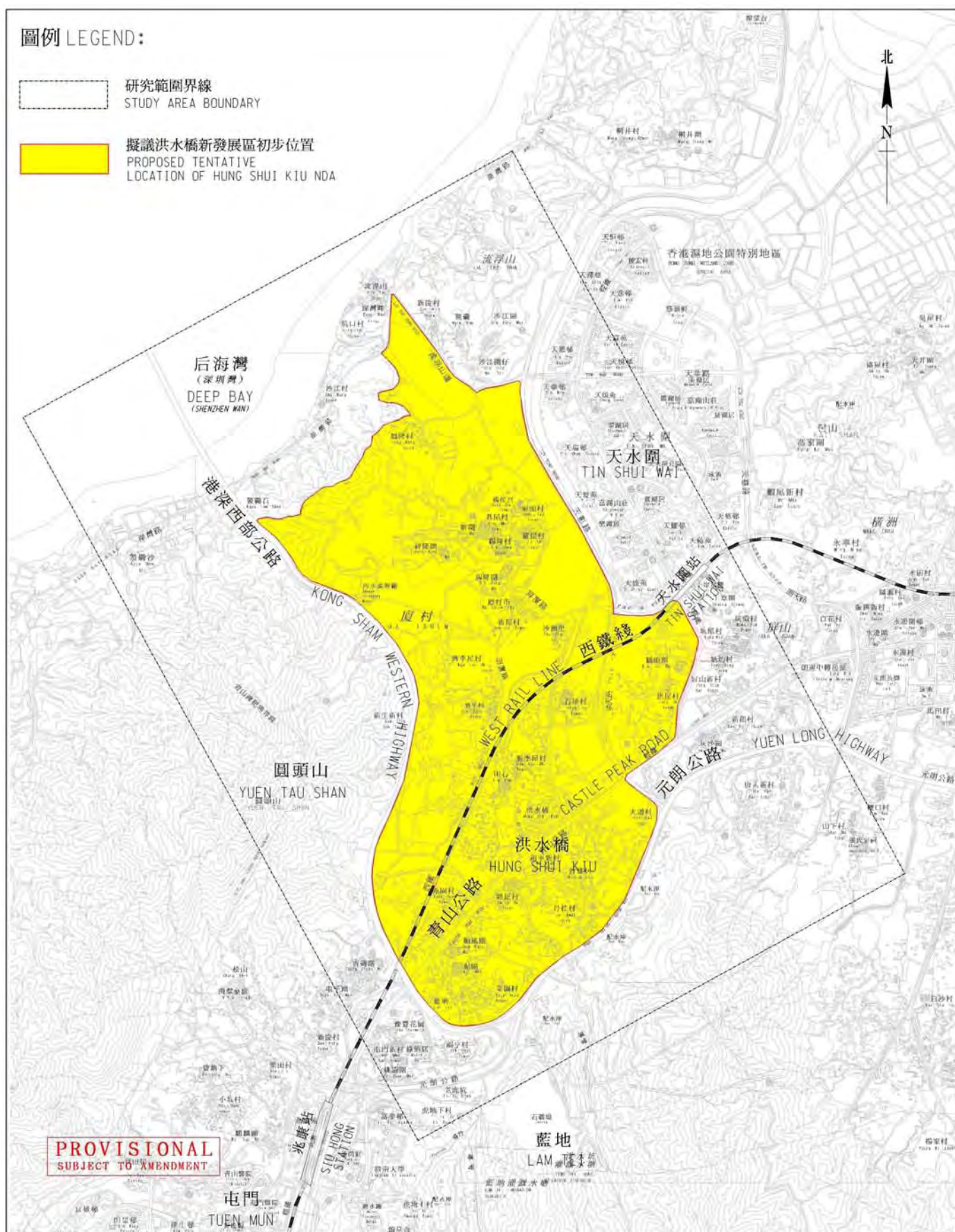
ATTACHMENT

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|-------------|------------------------------------------------------------------------------------|
| Enclosure 1 | Location Plan of the Study Area of the proposed Hung Shui Kiu New Development Area |
| Enclosure 2 | Stage 1 Community Engagement Pamphlet |
| Enclosure 3 | List of Statutory and Advisory Organisations Consulted |

**Development Bureau
January 2011**

圖例 LEGEND:

-  研究範圍界線
STUDY AREA BOUNDARY
-  擬議洪水橋新發展區初步位置
PROPOSED TENTATIVE
LOCATION OF HUNG SHUI KIU NDA



PROVISIONAL
SUBJECT TO AMENDMENT

二〇一〇至二〇一一年度工務小組委員會文件

P.W.S.C. SUBMISSION 2010/2011

修訂 REVISION

圖則名稱 drawing title

洪水橋新發展區檢討研究：
顧問費及工地勘測 - 研究範圍位置圖

REVIEW STUDIES ON HUNG SHUI KIU NEW DEVELOPMENT AREA:
CONSULTANTS' FEES AND SITE INVESTIGATION - STUDY AREA LOCATION PLAN

繪圖 drawn

簽署 initial

日期 date

項目編號 item no.

辦事處 office

核對 checked

簽署 initial

日期 date

比例 scale

新界西及北拓展處
NEW TERRITORIES NORTH AND
WEST DEVELOPMENT OFFICE

核准 approved

簽署 initial

日期 date

圖則編號 drawing no.

土木工程拓展署
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

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背景
BACKGROUND

在2003年完成的「新界西北規劃及發展研究」(下稱「新界西北研究」)中，洪水橋被鑒定為適合規劃成新發展區，以應付本港長遠發展的需求。根據當時的研究，洪水橋新發展區面積約為450公頃。研究建議把該區發展成「門廊市鎮」，以容納160,000人及提供48,000個就業機會。其後，由於當時預期人口增長將會放緩，該些建議於研究完成後擱置。

及後，「香港2030:規劃遠景與策略」研究重新審視在新界拓展新發展區的需要，並建議落實新發展區的發展，以應付長遠的住屋需求和創造就業機會。行政長官隨後在2007-2008年度《施政報告》中，宣布籌劃洪水橋新發展區及新界東北新發展區，以作為促進經濟增長的十大基礎建設項目之一。

The “Planning and Development Study on North West New Territories” (the NWNT Study), which was completed in 2003, identified Hung Shui Kiu (HSK) as suitable for new development area (NDA) purpose to cater for long-term development need in Hong Kong. With a site area of about 450 ha, the HSK NDA was proposed to be developed as a ‘gateway town’ to accommodate a population of 160,000 and to provide 48,000 jobs upon full development. These proposals were subsequently shelved upon the completion of the NWNT Study because of an anticipated slower population growth at that time.

Afterwards, the “Hong Kong 2030: Planning Vision and Strategy” has revisited the need for NDAs in the New Territories and recommended proceeding with the NDA developments to address the long-term housing demand and provide employment opportunities. The Chief Executive then announced in his 2007-2008 Policy Address the planning for the HSK NDA and the North East New Territories NDAs as one of the ten major infrastructure projects for economic growth.

擬議的洪水橋新發展區規劃及工程研究
THE PROPOSED HSK NDA PLANNING AND
ENGINEERING STUDY

為了推行新發展區計劃，我們預計於二零一一年第三季展開「洪水橋新發展區規劃及工程研究」（下稱「洪水橋新發展區研究」）。由於規劃情況在「新界西北研究」完成後有所轉變，研究將會重新審視新發展區的土地發展建議，並考慮各項相關因素，其中包括公私營房屋、工商業及六項優勢產業的用地需求，以及市民對優質居住環境包括低碳生活的期望。

To initiate the implementation of the NDA, the HSK NDA Planning and Engineering Study (HSK NDA Study) is scheduled to commence in the 3rd quarter of 2011. Given the changes in planning circumstances subsequent to the completion of the NWNT Study, the HSK NDA Study will review and formulate land development proposals for the NDA, taking into account all relevant factors comprising land requirements for public and private housing, commerce and industries particularly the six industries where Hong Kong enjoys clear advantages; and the rising public aspiration for a better quality living environment with low carbon living.



研究範圍 Study Area

研究目標
STUDY OBJECTIVES

洪水橋新發展區研究旨在：

- (一) 為洪水橋新發展區制定規劃及發展綱領；
- (二) 為洪水橋新發展區擬備建議發展大綱圖及詳細藍圖；
- (三) 確定發展建議之可行性，以應付住屋、社會、經濟和環境方面的長遠需要；以及
- (四) 制定實施時間表。

The HSK NDA Study aims to:

- (a) set out a planning and development framework for the HSK NDA;
- (b) formulate a recommended outline development plan and layout plans for the HSK NDA;
- (c) confirm the feasibility of the proposed developments to meet long-term housing, social, economic and environmental needs; and
- (d) formulate an implementation programme.

現時情況
EXISTING CONTEXT

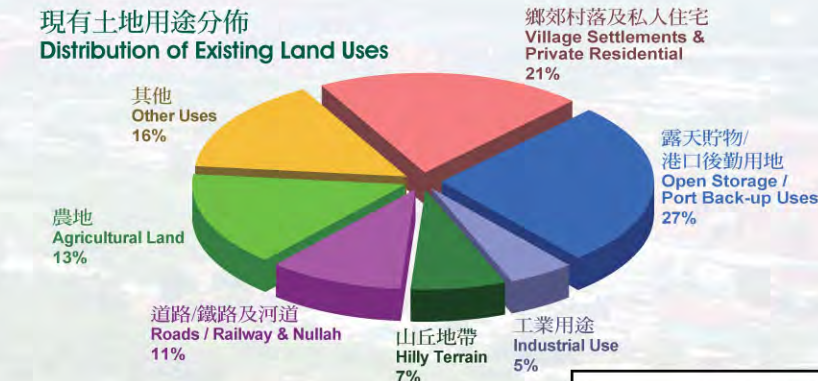
擬議新發展區的現況：

根據現時建議的初步位置，洪水橋新發展區佔地約790公頃，現有人口約25,000人。現有土地用途糅合城市和鄉郊特色，主要為鄉村、低密度私人住宅，以及農業和露天貯物／港口後動用途。約64%的土地由私人擁有。

Site Conditions of the Proposed NDA:

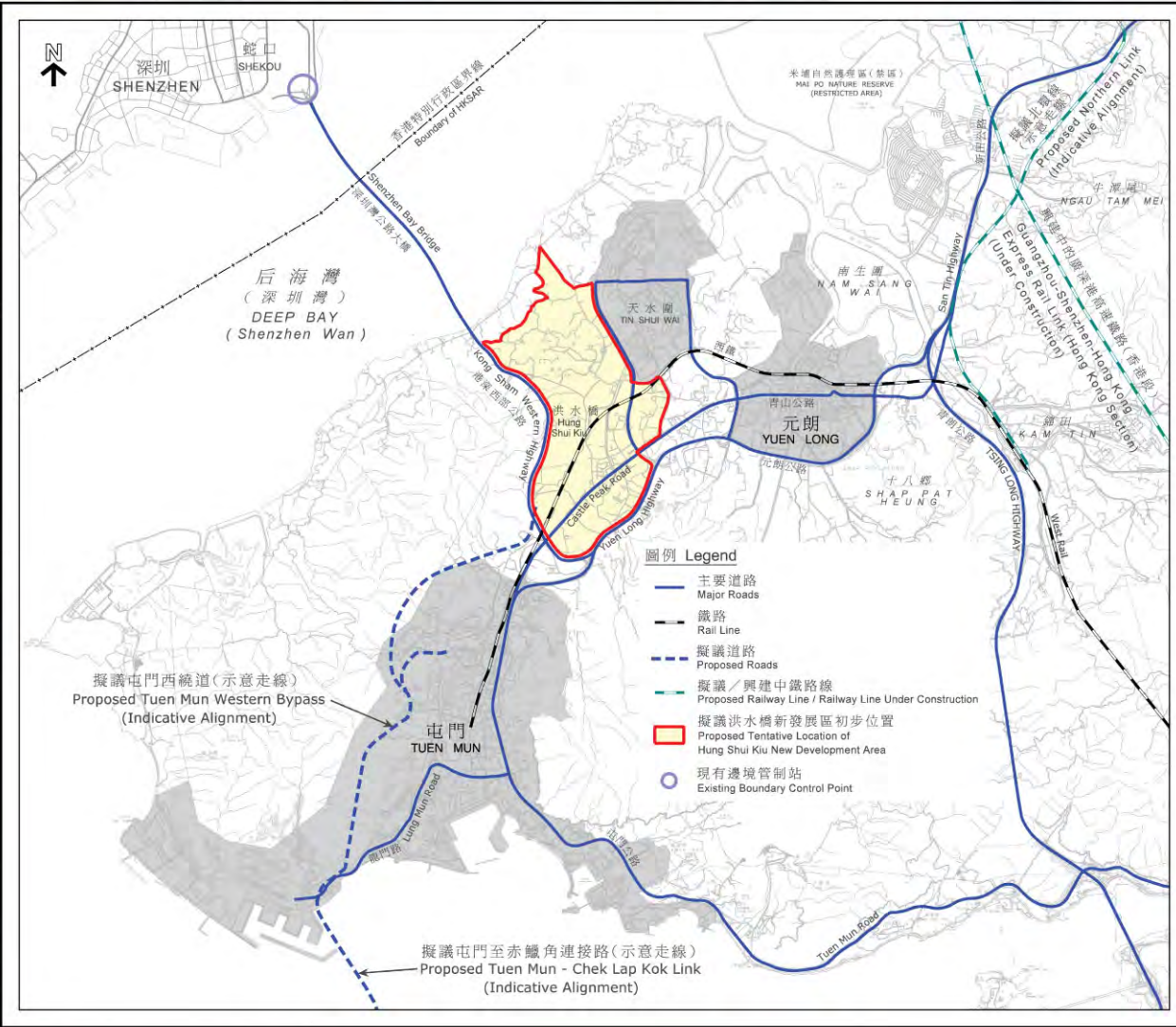
The tentative location of the HSK NDA under the current study covers an area of about 790 ha. The existing population in the area is about 25,000. Its existing land uses have a mixed urban-rural character predominated by village, low density private residential, agricultural and open storage/port back-up uses. About 64% of the land is under private ownership.

現有土地用途分佈
Distribution of Existing Land Uses



策略性位置 Strategic Location:

- 洪水橋新發展區位於屯門及天水圍新市鎮之間，可與鄰近的新市鎮融合，達至更具效益的社區及基礎建設規劃。
- 透過完善的鐵路及公路網絡，洪水橋新發展區可與市區及新界西的新市鎮有緊密連繫。擬建的北環線、屯門西繞道及屯門至赤鱗角連接路將進一步加強洪水橋新發展區與新界東北、北大嶼山、香港國際機場及擬議的港珠澳大橋香港口岸的連繫。
- 洪水橋新發展區鄰近港深西部公路，配合已發展及規劃中的交通網絡，可發展成為「門廊市鎮」，與深圳現有及已規劃的發展發揮協同效應。
- Located between Tuen Mun and Tin Shui Wai New Towns, there is opportunity for the HSK NDA to integrate with these new towns and achieve economies of scale in social and infrastructure planning.
- It is well served by highways and railways linking to the new towns in the West New Territories and the main urban areas. The proposed Northern Link, Tuen Mun Western Bypass and Tuen Mun-Chek Lap Kok Link will further enhance its connection with the North East New Territories, North Lantau, Hong Kong International Airport and proposed Hong Kong - Zhuhai - Macao Bridge Hong Kong Boundary Crossing Facilities.
- Its proximity to the Kong Sham Western Highway, coupled with the well developed and planned transport network, will enhance the opportunity for it to develop as a ‘gateway town’ and to achieve synergy with existing and planned developments in Shenzhen.



策略性位置 Strategic Location

Enclosure 3

**733CL – Review studies on Hung Shui Kiu new development area:
consultants' fees and site investigation**

List of Statutory and Advisory Organisations Consulted

Statutory and Advisory Organisations Consulted	Date of Consultation
Town Planning Board	19 November 2010
Ping Shan Rural Committee	23 November 2010
Ha Tsuen Rural Committee	8 December 2010
Yuen Long District Council	9 December 2010
Heung Yee Kuk	21 December 2010
Tuen Mun Rural Committee	30 December 2010
Tuen Mun District Council	4 January 2011