

For discussion
on 25 March 2014

Legislative Council Panel on Development

770CL – Planning, engineering and architectural study for topside development at Hong Kong boundary crossing facilities island of Hong Kong–Zhuhai–Macao Bridge

PURPOSE

This paper seeks Members' support to upgrade **770CL** to Category A, at an estimated cost of \$61.9 million in money-of-the-day (MOD) prices, to carry out a planning, engineering and architectural study (the Study) for topside development at the Hong Kong boundary crossing facilities (HKBCF) island of Hong Kong – Zhuhai – Macao Bridge (HZMB).

PROJECT SCOPE AND NATURE

2. The scope of **770CL** comprises -
 - (a) a planning, engineering and architectural study to ascertain the feasibility and optimise the scope and scale of the proposed commercial development on the HKBCF island through topside and underground space development, including the formulation of the development proposals, supporting infrastructures and the implementation programme and mechanism;
 - (b) overall development concept, including assessment of the financial viability and recommendation of the market positioning and operation strategy;
 - (c) environmental impact assessment (EIA) for the development proposals and supporting infrastructures;
 - (d) proposals for expediting the availability of the development sites including phased development of some of the sites;
 - (e) community engagement exercise in relation to the formulation of the development proposals; and
 - (f) associated site investigation works including supervision.

A location plan of the HKBCF island is at **Enclosure 1**.

3. Subject to the funding approval of the Finance Committee (FC), we plan to commence the Study in August 2014 for completion in September 2016.

JUSTIFICATION

4. The western Pearl River Delta (PRD) has undergone rapid development in recent years. When the HZMB and the Tuen Mun-Chek Lap Kok Link are completed in 2016 and 2018 respectively, Lantau will become an essential connecting point for journeys to and from Hong Kong, Zhuhai and Macao. It is projected that the HKBCF would have a daily patronage of 9 200 to 14 000 vehicles and 55 850 to 69 200 passengers in 2016.

5. The HKBCF island has an area of about 130 hectares. With its proximity to the Hong Kong International Airport (HKIA), it will serve as a gateway for Hong Kong and western PRD and will take on great value for development of “bridgehead economy”. Utilization of land at the HKBCF island for commercial development, such as major shopping, dining, entertainment and hotel facilities, can capitalise on this unique locational advantage for developing “bridgehead economy” and create synergy among HKIA, AsiaWorld-Expo, the North Commercial District (NCD) on airport island, the planned Third Runway Project of HKIA, and other tourist and business destinations on Lantau. The commercial development can expand the carrying capacity of visitors and create job opportunities on Lantau and Hong Kong as a whole.

6. A preliminary review of supporting infrastructure has been carried out to explore the feasibility of developing commercial development at the HKBCF island. It is concluded that the proposed commercial development will have substantial interfaces with the HKBCF during the construction and operation stage, including the customs, immigration and quarantine activities within the designated “Closed Area” and reprovisioning of the affected facilities on a temporary or permanent basis. As such, the architectural feasibility of integrating commercial development with those boundary crossing facilities has to be examined through a study. Moreover, a convenient and highly accessible transport network facilitating both vehicular and pedestrian connectivity between the proposed development and the NCD, HKIA, Tung Chung and the surroundings will be required to create synergy for developing a successful “bridgehead economy”. Additional engineering infrastructure works including sewerage system and other utilities will also be required to support the proposed commercial development.

7. It is therefore necessary to conduct the Study to ascertain and optimise the scope and scale of the proposed commercial development and examine the planning, engineering and architectural feasibility as detailed in the project scope outlined in paragraph 2 above.

8. The Study will recommend an overall concept for the proposed development and appropriate development parameters for the development sites. The implementation of the proposed development will be on the premise of not delaying the commissioning of the HZMB and maintaining the daily operation of the HKBCF during construction.

9. In view of the multi-disciplinary nature of the Study and inadequate in-house resources, we propose to engage consultants to undertake the Study and supervise the associated site investigation works.

FINANCIAL IMPLICATIONS

10. We estimate the cost of **770CL** to be \$61.9 million in MOD prices, made up as follows-

	\$ million	
(a) Consultants' fees	40.0	
(i) planning and architectural study	10.0	
(ii) engineering study	17.2	
(iii) EIA study	10.0	
(iv) financial viability study	2.0	
(v) supervision of site investigation works	0.8	
(b) Site investigation works	7.0	
(c) Expenses for community engagement exercise and other miscellaneous items	3.0	
(d) Contingencies	5.0	
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Sub-total	55.0	(in September 2013 prices)
(e) Provision for price adjustment	6.9	
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Total	61.9	(in MOD prices)
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11. The Study and associated site investigation works will not give rise to any recurrent expenditure.

COMMUNITY ENGAGEMENT

12. During the Study, we will conduct community engagement activities to gather comments from the relevant stakeholders and the public on the development proposals. A comprehensive community engagement strategy will be formulated setting out the detailed arrangement and programme of the engagement activities.

PUBLIC CONSULTATION

13. We consulted the Islands District Council on 24 February 2014 and they supported the proposal to conduct the Study.

ENVIRONMENTAL IMPLICATIONS

14. Depending on the final scale and scope of the development proposals, the Study and the recommended supporting infrastructures may be classified as designated projects (DPs) under Schedules 3 and 2 of the EIA Ordinance (EIAO) respectively. If affirmative, an EIA will be conducted in compliance with the requirements stipulated in the EIAO, the Technical Memorandum on the EIA Process and the EIA Study Brief. An environmental permit will be obtained prior to the construction and operation of the Schedule 2 DPs, if any.

15. The Study and the associated site investigation works will only generate very little construction wastes. 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

16. The 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

17. The Study and the associated site investigation works will not require any land acquisition.

BACKGROUND INFORMATION

18. We upgraded **770CL** to Category B in September 2013.

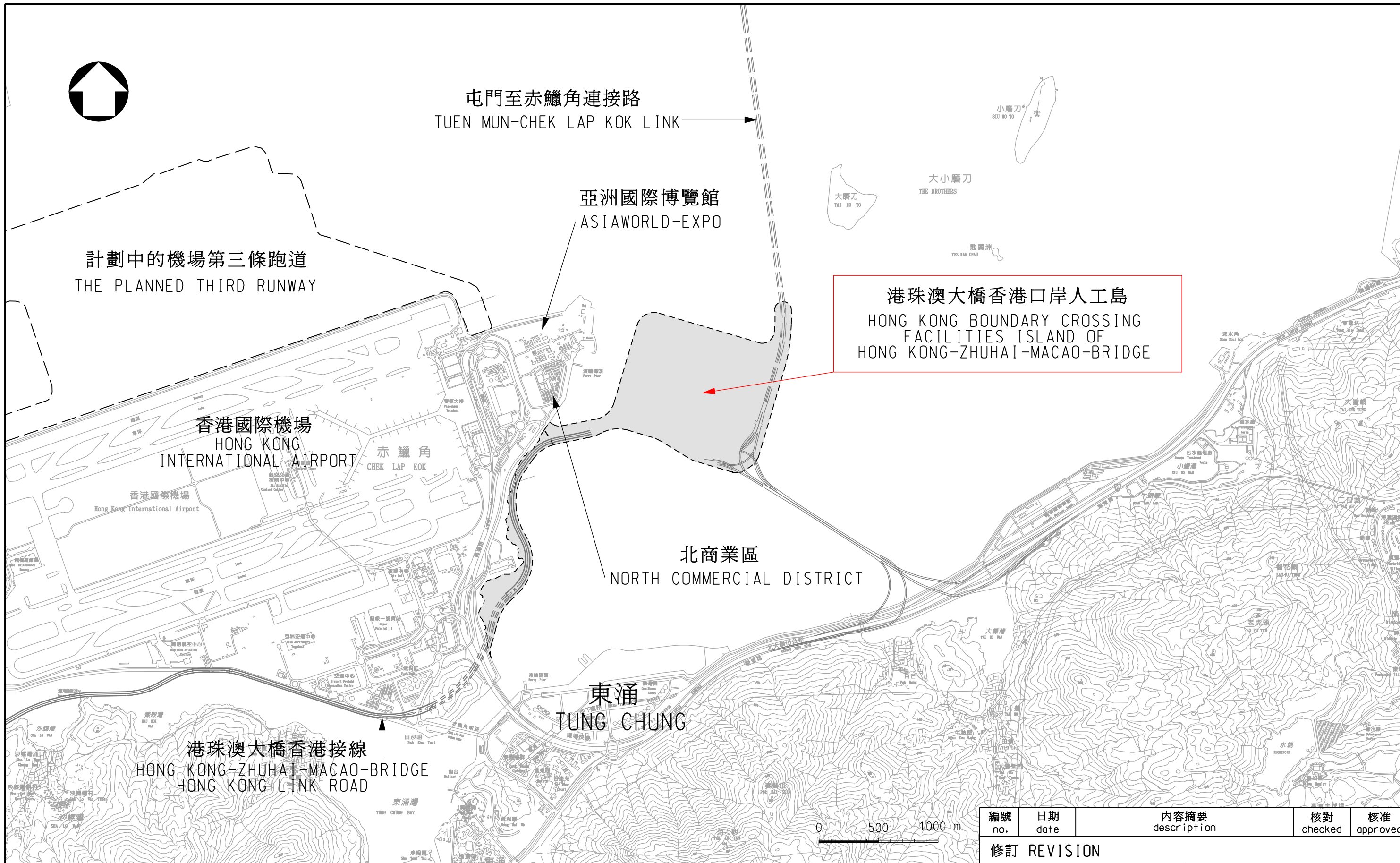
19. The Study and the associated site investigation works will not involve any tree removal or planting proposals.

20. We estimate that the Study and the associated site investigation works will create about 37 jobs (4 for labourers and another 33 for professional/technical staff), providing a total employment of 775 man-months.

WAY FORWARD

21. Members are invited to support our proposal for upgrading **770CL** to Category A. Subject to Members' support, we plan to seek the endorsement of Public Works Subcommittee and approval by the FC in May 2014.

**Development Bureau
Civil Engineering and Development Department
Planning Department
March 2014**



編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved
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修訂 REVISION

圖則名稱 drawing title		繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 港島及離島拓展處 HONG KONG ISLAND AND ISLANDS DEVELOPMENT OFFICE
港珠澳大橋香港口岸上蓋發展的規劃、工程及建築研究 - 位置圖 PLANNING, ENGINEERING AND ARCHITECTURAL STUDY FOR TOPSIDE DEVELOPMENT AT HONG KONG BOUNDARY CROSSING FACILITIES ISLAND OF HONG KONG-ZHUHAI-MACAO BRIDGE - LOCATION PLAN		核對 checked	簽署 initial	日期 date	比例 scale	
		核准 approved	簽署 initial	日期 date	圖則編號 drawing no.	
		S.H.CHENG	SIGNED	12-03-14	770CL	 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
		W.C.LEE	SIGNED	12-03-14	1 : 30 000 (A3)	
		M.S.YAU	SIGNED	12-03-14	HKI-507	