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Panel on Development

Meeting on 25 March 2014

**Background brief on the topside development
at the Hong Kong Boundary Crossing Facilities Island of
the Hong Kong–Zhuhai–Macao Bridge**

Purpose

This paper provides background information on the topside development at the Hong Kong Boundary Crossing Facilities ("HKBCF") Island of the Hong Kong-Zhuhai-Macao Bridge ("HZMB") and summarizes the major views and concerns expressed by Members on the subject during past discussions at the meetings of the Legislative Council and its committees.

Background

2. HZMB is a cross-boundary cross-sea road infrastructure project providing direct land transport connection between the two shores of the Pearl River Delta, linking Hong Kong in the east and Macao and Zhuhai in the west. HKBCF is one of the key HZMB-related local infrastructure projects which will provide facilities for cross-boundary cargo processing and passenger clearance. It will be located on an artificial island ("the HKBCF Island")¹ constructed by reclamation in the waters off the northeast of the Hong Kong International Airport ("HKIA"). In November 2011, the Finance Committee approved, on the recommendation of the Public Works Subcommittee, a funding of \$30,433.9 million for the construction of the HKBCF reclamation and the superstructures², which, according to the Administration, is anticipated to be completed in 2016 to tie in with the commissioning of HZMB.

¹ The artificial island is about 150 hectares ("ha") in area, of which about 130 ha are for the provision of HKBCF and about 20 ha are for the southern landfall of the Tuen Mun-Chek Lap Kok Link.

² The scope of works for HKBCF covers the construction of cargo and passenger clearance facilities, a public transport interchange, transport drop-off and pick-up areas, car parks, etc. (LC Paper No. PWSC(2011-12)30).

Topside Development at the Hong Kong Boundary Crossing Facilities Island

3. Members were in general concerned whether and how the Administration would capitalize on the opportunities brought by the commissioning of HZMB and its associated infrastructures. Two motions were passed separately at the Council Meetings of 6 February 2013 and 8 January 2014 (wordings given in **Appendices I and II**) urging the Administration to, among others, make good use of control point facilities to develop a bridgehead economy and formulate a holistic plan to promote the development of diversified industries on Lantau. At the Council meeting of 11 December 2013, a Member raised a question on whether the Administration would develop the HKBCF Island for various commercial uses, such as shopping malls, hotels and car parks, etc. The Administration advised that it would give full consideration to options for capitalizing on the opportunities brought by the HKBCF Island and HZMB, so long as such options would not affect the target of commissioning HZMB by end-2016.

4. Under the initiatives of the Development Bureau in the 2014 Policy Address and Policy Agenda, a planning, engineering and architectural ("PEA") study will be conducted in 2014-2015 with the objectives of optimizing the scale of the topside development at the HKBCF Island³. According to the Administration, given its position at Hong Kong's doorway, the HKBCF Island has great potentials to serve as more than just a boundary crossing point. The Administration's preliminary review shows that, apart from providing commercial facilities like restaurants, duty free shops, convenient stores, money exchange, electronic teller machines, etc. at the HKBCF's passenger terminal building to facilitate visitors, topside development can be implemented to facilitate the provision of various types of commercial services such as retail, hotels, etc. in support of the bridgehead economy. Commercial and tourism facilities at the HKBCF Island will not only help relieve the congestion in the major urban shopping areas but also bring in more business and job opportunities benefiting the Lantau community.

Connectivity between the Island and nearby areas

5. At various meetings of the relevant committees, including the Finance Committee and the Panel on Transport, some members stressed the importance to provide local transport infrastructures timely to dovetail with the commissioning of HZMB and expressed concerns about the interface between

³ Source: The Administration's paper for the meeting of the Panel on Development on 28 January 2014 (LC Paper No. CB(1)741/13-14(03)).

the HKBCF Island and the public transport networks. There were views suggesting the provision of a railway to connect the HKBCF Island with the proposed North Commercial District on Chek Lap Kok Airport Island to meet the transport demand of the arrivals at HKBCF.

6. The Administration advised that, to give full play to the benefit of HZMB and the HKBCF Island in facilitating the bridgehead economy in nearby areas, convenient public transport services would be provided between the HKBCF Island and HKIA, Tung Chung, other parts of Lantau and Tuen Mun, which would encourage travellers coming to Hong Kong through HZMB to visit the commercial and tourism facilities in these areas. As regards the new road infrastructure, the southern section of the Tuen Mun-Chek Lap Kok Link connecting the HKBCF Island and the North Lantau Highway would be commissioned simultaneously with HZMB; while the northern section linking up the Island with Tuen Mun would be commissioned in late-2018.

Recent Developments

7. In his Budget Speech for 2014-15, the Financial Secretary has announced that \$60 million has been earmarked for a preliminary feasibility study on the topside and underground space development of HKBCF for commercial purposes such as shopping, dining, entertainment and hotels as well as on providing the necessary supporting infrastructure.

8. The Administration will seek the support of the Panel on Development at its meeting on 25 March 2014 for upgrading PWP Item No. 770CL to Category A for carrying out the PEA study for the topside development at the HKBCF Island.

Relevant papers

9. A list of relevant papers is shown in **Appendix III**.

(Translation)

**Motion on "Developing a new North Lantau"
moved by Hon CHAN Han-pan
at the Council meeting of 6 February 2013**

Motion as amended by Hon Ronny TONG, Hon Tony TSE, Hon Alice MAK, Hon YIU Si-wing and Dr Hon KWOK Ka-ki

That, Hong Kong develops rapidly, with North Lantau having been developed into an area with considerable development potential in tourism as well as convention and exhibition industries; as further planning for North Lantau is underway and a number of major infrastructure projects in North Lantau, including the Hong Kong-Zhuhai-Macao Bridge ('HZMB'), a new control point at HZMB, the Tuen Mun-Chek Lap Kok Link and a third runway at the airport, are in progress, and the Administration is conducting a Planning and Engineering Study on the Remaining Development in Tung Chung, this Council urges the Administration to extensively consult various sectors on the development of North Lantau, and under the principle of balancing conservation and development and through holistic planning, improve North Lantau's internal and external transport links, make good use of control point facilities to develop a 'bridgehead economy', which should include studying the opening up of the SkyPier inside Chek Lap Kok Airport for use by non-airport passengers to enable tourists and local residents to travel by water to tourist attractions in Lantau Island and Tung Chung to promote district economy, so as to develop Tung Chung into a key area of tourism as well as convention and exhibition services, and a vibrant community with local characteristics which is good for living, doing business and leisure activities, and capitalize on the opportunities arising from the North Lantau development to actively implement a 'local professions first' policy and create employment opportunities, so as to drive the economic development of Hong Kong; this Council also urges the Administration, when formulating planning proposals on the development of North Lantau, to involve actively not only the Development Bureau but also other relevant Policy Bureaux, including the Transport and Housing Bureau, the Home Affairs Bureau and the Environment Bureau, and to preserve valuable features of the district economy and culture and ensure their sustainable development; specific measures should include:

- (1) to expeditiously develop Tung Chung West, including constructing an extension of Tung Chung Line, setting up an MTR station for Yat Tung Estate, conducting a study on lowering the fares of the Tung Chung Line, and launching reasonably-priced monthly tickets on a zonal basis for the Tung Chung Line;
- (2) to study the development of 'on-street economy', including setting up a Tung Chung bazaar or night market and implementing a local dual economy, so as to provide small business operators with development opportunities and residents with more diversified shopping choices;
- (3) to avoid monopoly by large consortia, and build more public markets managed by the Food and Environmental Hygiene Department to provide local small business operators with stalls at relatively low rents, and provide residents with inexpensive consumption choices to alleviate their burdens of the costs of living;
- (4) to abolish the toll for Lantau Link to increase residents' outbound mobility;
- (5) to set up training colleges and educational institutions which match the mode of local economic development;
- (6) to build coastal cycle tracks in North Lantau and provide bicycle ferry services to facilitate residents go by bicycle to and fro Sunny Bay, Park Island and Tsuen Wan, and develop green and low-carbon transport; and
- (7) to ensure sufficient healthcare personnel, so that the North Lantau Hospital due for completion soon can offer comprehensive healthcare services and come into operation as early as possible;

this Council also urges the Administration to allocate land for constructing large shopping areas with retail and wholesale functions, build more hotels, expedite the expansion of the Hong Kong Disneyland, perfect the support facilities of AsiaWorld-Expo and provide adequate parking spaces; besides, before developing new communities in Tung Chung and implementing concrete planning for increasing the population in North Lantau, the Administration must fully consult the residents to forge consensus, and implement the following measures:

- (8) to strictly restrict the building height and density in Tung Chung new development areas to avoid the emergence of screen-like buildings and the heat island effect, which affect Tung Chung residents' health;
- (9) to ensure that when the North Lantau Hospital commences service, its accident and emergency department can immediately operate round the clock, and it can provide comprehensive specialist out-patient and in-patient services;
- (10) to study the development of eco-tourism, opening-up of monuments and heritage trails, establishment of berths, and building of water sports centres and relevant commercial support facilities in North Lantau; and
- (11) to build a new standard outdoor sports ground in the Tung Chung area to provide residents with a sports venue.

(Translation)

Motion on "Promoting the economic development of Lok Ma Chau and Lantau Island" moved by Hon WONG Ting-kwong at the Council meeting of 8 January 2014

Motion as amended by Ir Dr Hon LO Wai-kwok, Dr Hon KWOK Ka-ki, Hon Alice MAK and Hon Charles Peter MOK

That, with the gradual materialization of the Guangdong-Hong Kong-Macao 'one-hour living circle', cross-boundary flows of people and goods are bound to increase further; in this connection, this Council urges the Government to expeditiously study the setting up of a business and shopping centre in Lok Ma Chau and, in the light of the impending completion of the Hong Kong-Zhuhai-Macao Bridge, set up an inter-departmental development committee to promptly formulate an overall development plan and perfect the infrastructure support for Lantau Island, so as to promote the development of diversified industries such as tourism, convention and exhibition, logistics and environmental protection, etc., including building more hotels and shopping malls on Lantau Island, so as to stimulate the economic development of the areas concerned, thereby creating diversified employment and business start-up opportunities; this Council also urges the Government to develop eco-tourism, open up monuments and heritage trails, build water sports centres, build more relevant commercial support facilities on Lantau Island, and set up flea markets, holiday bazaars and markets and cooked food centres managed by the Food and Environmental Hygiene Department, etc. in Tung Chung; the Government should also improve the external transport of Lantau Island, especially the bus services in Tung Chung West, and request the MTR Corporation Limited to reduce the fares of the Tung Chung Line and expeditiously build Tung Chung West Station; this Council also urges the Government to, with a 'people-oriented' mindset and on the premise of balancing conservation and development, expeditiously plan for the development of Lok Ma Chau and Lantau Island to stimulate the economy; the relevant proposals include:

- (1) to develop 'on-street economy', including conducting studies on the setting up of night markets in Tung Chung and the establishment of markets with characteristics and traditional culture in suitable places of Lantau Island and Lok Ma Chau, so as to implement a dual economy,

thereby providing small business operators with development opportunities and offering residents and tourists more diversified shopping choices;

- (2) to develop new industries such as research and development of new technology-intensive industries, cultural and creative industries and the environmental industry, etc., in Lantau Island and the Lok Ma Chau Loop, so as to create more positions at the middle and low levels for providing residents with various employment opportunities;
- (3) to conduct studies on the development of cycling tourism in Lantau Island and Lok Ma Chau, including expeditiously implementing the construction of coastal cycle tracks in North Lantau, extending the cycle track works connecting the Northwest and Northeast New Territories to Lok Ma Chau and providing bicycle ferry services from Lantau Island to Sunny Bay, Park Island and Tsuen Wan, etc., so as to enable both areas to develop green and low-carbon transport and green economies;
- (4) making reference to the model of 'holiday markets' in overseas countries, to promote bazaar culture and organic produce markets in both areas, so as to promote local fresh fisheries and agricultural products and facilitate the development of relevant industries;
- (5) to construct training colleges which match the mode of local economic development on the sites for developing higher education in the Lok Ma Chau Loop, so as to train more local talents to dovetail with Hong Kong's future economic development;
- (6) to expeditiously develop Tung Chung West, and expeditiously implementing the alignment and station points of the Northern Link mentioned in the 'Railway Development Strategy 2000', so as to provide transportation support for the development of both areas;
- (7) to open up the SkyPier for use by inner harbour ferries, so as to increase Tung Chung's connection with other areas; and
- (8) to abolish the toll for Lantau Link and launch reasonably-priced monthly tickets on a zonal basis for the Tung Chung Line, so as to reduce the travelling expenses of Lantau Island residents and tourists;

this Council also urges the Government to, by making use of their cross-boundary advantages, reserve sites in Lok Ma Chau and Lantau Island for developing scientific research and data storage, and for building the relevant ancillary facilities, thereby enhancing Hong Kong's competitiveness.

**Topside Development at the Hong Kong Boundary Crossing Facilities
Island of the Hong Kong–Zhuhai–Macao Bridge**

List of relevant papers

Meeting/Event	Date	References
Panel on Transport	26 October 2011	<p>Administration's paper on "Latest Progress of Hong Kong-Zhuhai-Macao Bridge Infrastructure Projects in Hong Kong" (LC Paper No. CB(1)126/11-12(01)) http://legco.gov.hk/yr11-12/english/panels/tp/papers/tp1026cb1-126-1-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)475/11-12) http://legco.gov.hk/yr11-12/english/panels/tp/minutes/tp20111026.pdf</p> <p>Administration's follow-up paper (LC Paper No. CB(1)249/11-12(01)) http://www.legco.gov.hk/yr11-12/english/panels/tp/papers/tp1026cb1-249-1-e.pdf</p>
Public Works Subcommittee	8 November 2011	<p>PWSC(2011-12)30 on the funding proposal on "845TH -- Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities-Reclamation and Superstructures" http://www.legco.gov.hk/yr11-12/english/fc/pwsc/papers/p11-30e.pdf</p> <p>Minutes of meeting (LC Paper No. PWSC16/11-12) http://www.legco.gov.hk/yr11-12/english/fc/pwsc/minutes/pwsc20111108.pdf</p>

Meeting/Event	Date	References
Finance Committee	18 November 2011	<p>Minutes of meeting</p> <p>(LC Paper No. FC74/11-12) http://www.legco.gov.hk/yr11-12/english/fc/fc/minutes/fc20111118.pdf</p> <p>(LC Paper No. FC95/11-12) http://www.legco.gov.hk/yr11-12/english/fc/fc/minutes/fc20111118a.pdf</p>
Panel on Transport	15 November 2013	<p>Administration's paper on "Proposed retention of three supernumerary posts and extension of one permanent post in the Hong Kong-Zhuhai-Macao Bridge Hong Kong Project Management Office of Highways Department" (LC Paper No. CB(1)268/13-14(01)) http://www.legco.gov.hk/yr13-14/english/panels/tp/papers/tp1115cb1-268-1-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)669/13-14) http://www.legco.gov.hk/yr13-14/english/panels/tp/minutes/tp20131115.pdf</p>
Council Meeting	6 February 2013	<p>Motion debate on "Developing a new North Lantau" (p. 6684 - p. 6785) http://www.legco.gov.hk/yr12-13/english/counmtg/hansard/cm0206-translate-e.pdf</p>
Council Meeting	11 December 2013	<p>Hansard -- Oral question (No. 1) on "Development of bridgehead economy on Lantau Island" (p. 4219 - p. 4229) http://www.legco.gov.hk/yr13-14/english/counmtg/hansard/cm1211-translate-e.pdf</p>

Meeting/Event	Date	References
Council Meeting	8 January 2014	Motion debate on "Promoting the economic development of Lok Ma Chau and Lantau Island" (p. 5343 - p. 5419) http://www.legco.gov.hk/yr13-14/english/counmtg/hansard/cm0108-translate-e.pdf
Panel on Development	28 January 2014	Administration's paper on "initiatives of Development Bureau in the 2014 Policy Address and Policy Agenda" (LC Paper No. CB(1)741/13-14(03)) http://www.legco.gov.hk/yr13-14/english/panels/dev/papers/dev0128cb1-741-3-e.pdf