

22 January 2019

Legislative Council Panel on Development



Kwu Tung North and Fanling North New Development Areas

**Funding Applications for Main Works, Detailed Design and
Special Ex-gratia Cash Allowance**



Development Bureau

Kwu Tung North and Fanling North New Development Areas

Key Figures

	First Phase	Remaining Phase	Entire Development
Housing yield (public housing)	21 000 (18 000)	50 800 (30 500)	71 800 (48 500)
Commercial floor area (m²)	102 500	765 500	868 000
Private lots resumed (ha)	68	114	182
Government land cleared (ha)	100	133	233
Households affected	445	1 062	1 507
Business undertakings affected	141	302	443
Planned additional population	52 900	135 200	188 100
Infrastructure works programme	2019-2026*	2024-2031[#]	2019-2031

*Land resumption and clearance is planned to be carried out progressively from the latter half of 2019 to end-2021.

[#]Assuming funding approval for works secured within 2023.

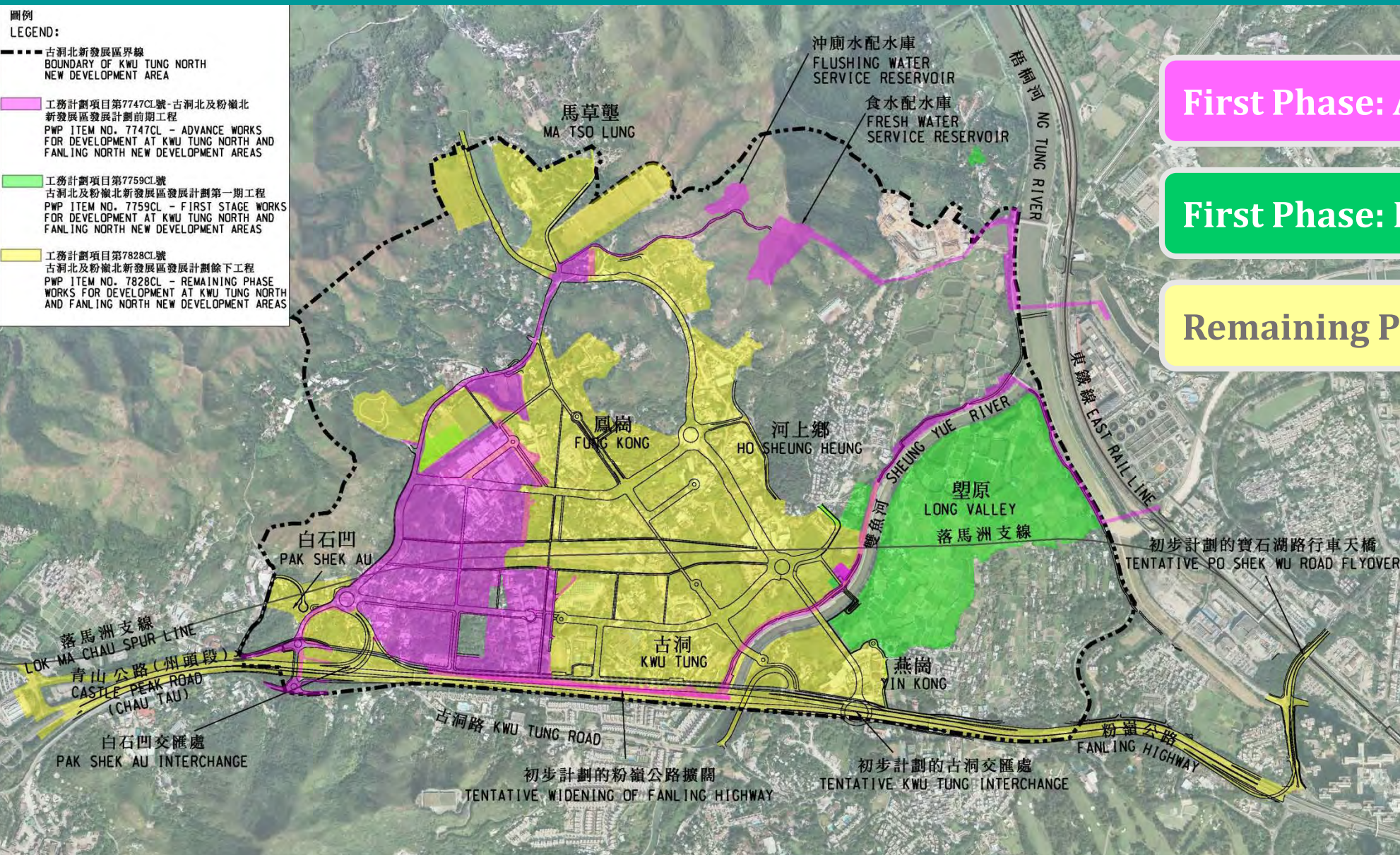
Kwu Tung North New Development Area

- 圖例
LEGEND:
- 古洞北新發展區界線
BOUNDARY OF KWU TUNG NORTH
NEW DEVELOPMENT AREA
 - 工務計劃項目第7747CL號-古洞北及粉嶺北
新發展區發展計劃前期工程
PWP ITEM NO. 7747CL - ADVANCE WORKS
FOR DEVELOPMENT AT KWU TUNG NORTH AND
FANLING NORTH NEW DEVELOPMENT AREAS
 - 工務計劃項目第7759CL號
古洞北及粉嶺北新發展區發展計劃第一期工程
PWP ITEM NO. 7759CL - FIRST STAGE WORKS
FOR DEVELOPMENT AT KWU TUNG NORTH AND
FANLING NORTH NEW DEVELOPMENT AREAS
 - 工務計劃項目第7828CL號
古洞北及粉嶺北新發展區發展計劃餘下工程
PWP ITEM NO. 7828CL - REMAINING PHASE
WORKS FOR DEVELOPMENT AT KWU TUNG NORTH
AND FANLING NORTH NEW DEVELOPMENT AREAS

First Phase: Advance works

First Phase: First stage works

Remaining Phase

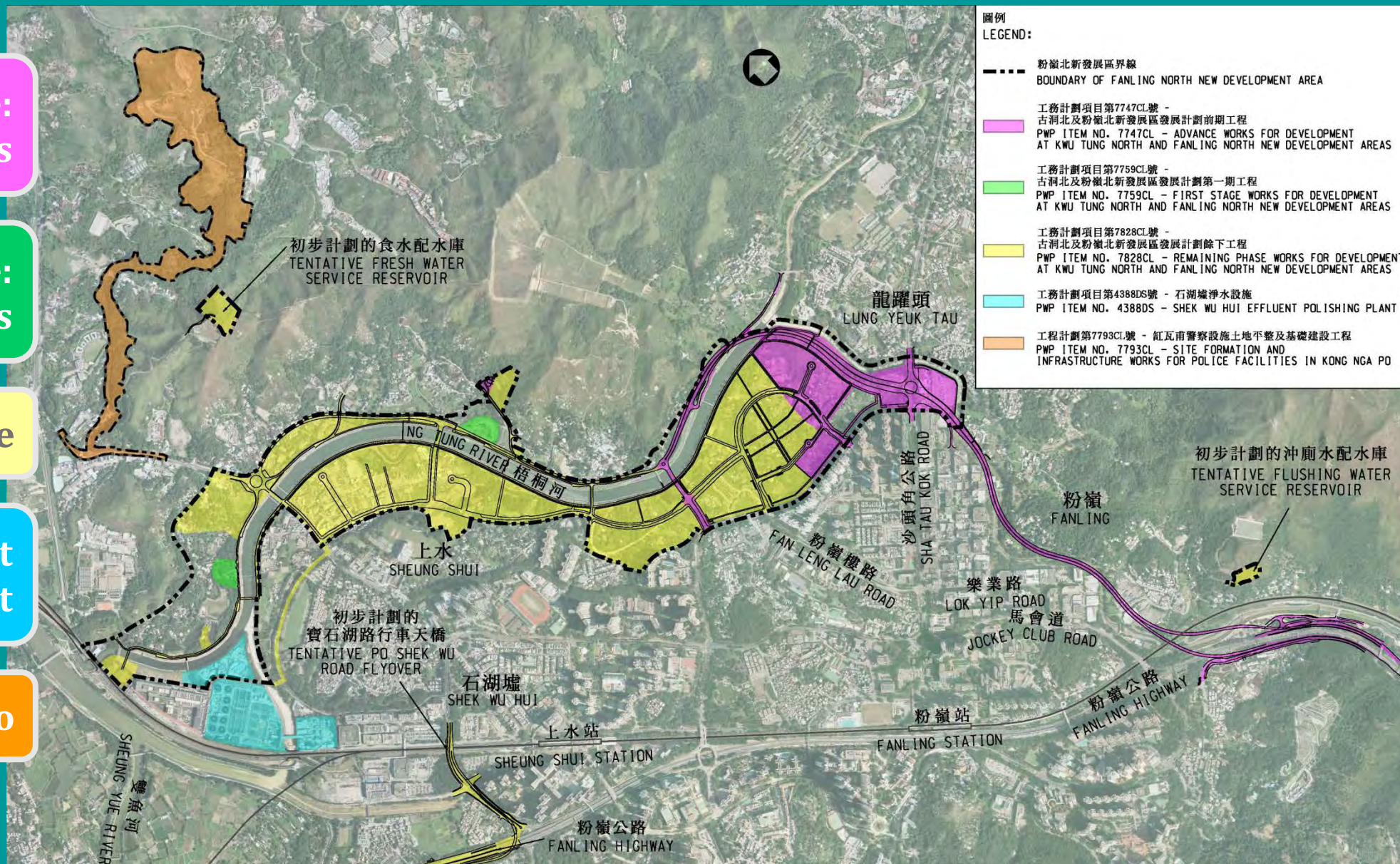


First Phase: First stage works

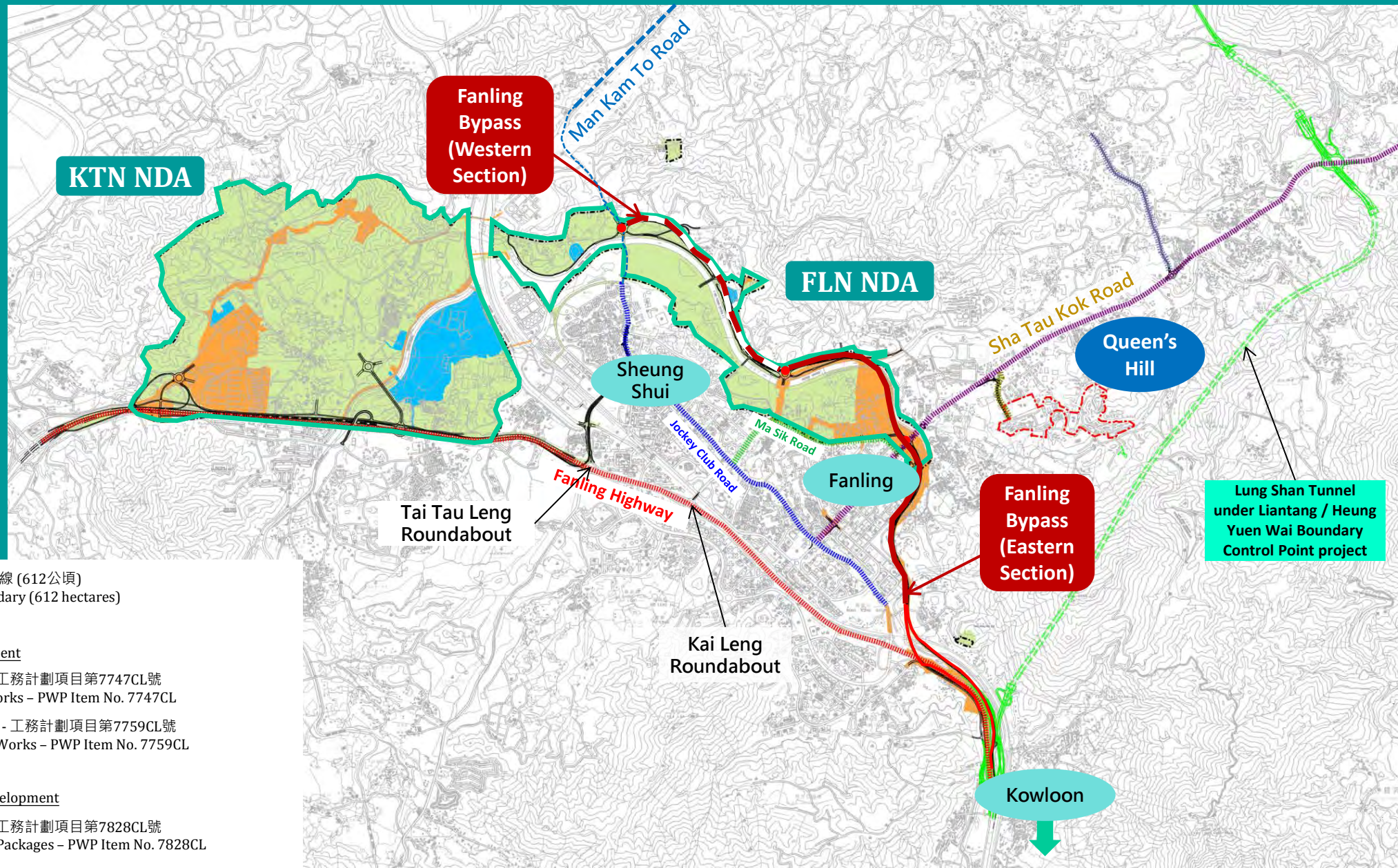
Remaining Phase

Shek Wu Hui Effluent Polishing Plant

Works at Kong Nga Po



7747CL-Advance Works/7759CL-First Stage Works for First Phase 7828CL-Detailed Design for Remaining Phase



新發展區界線 (612公頃)
NDAs Boundary (612 hectares)

第一階段發展
First Phase Development

- 前期工程 - 工務計劃項目第7747CL號
Advance Works - PWP Item No. 7747CL
- 第一期工程 - 工務計劃項目第7759CL號
First Stage Works - PWP Item No. 7759CL

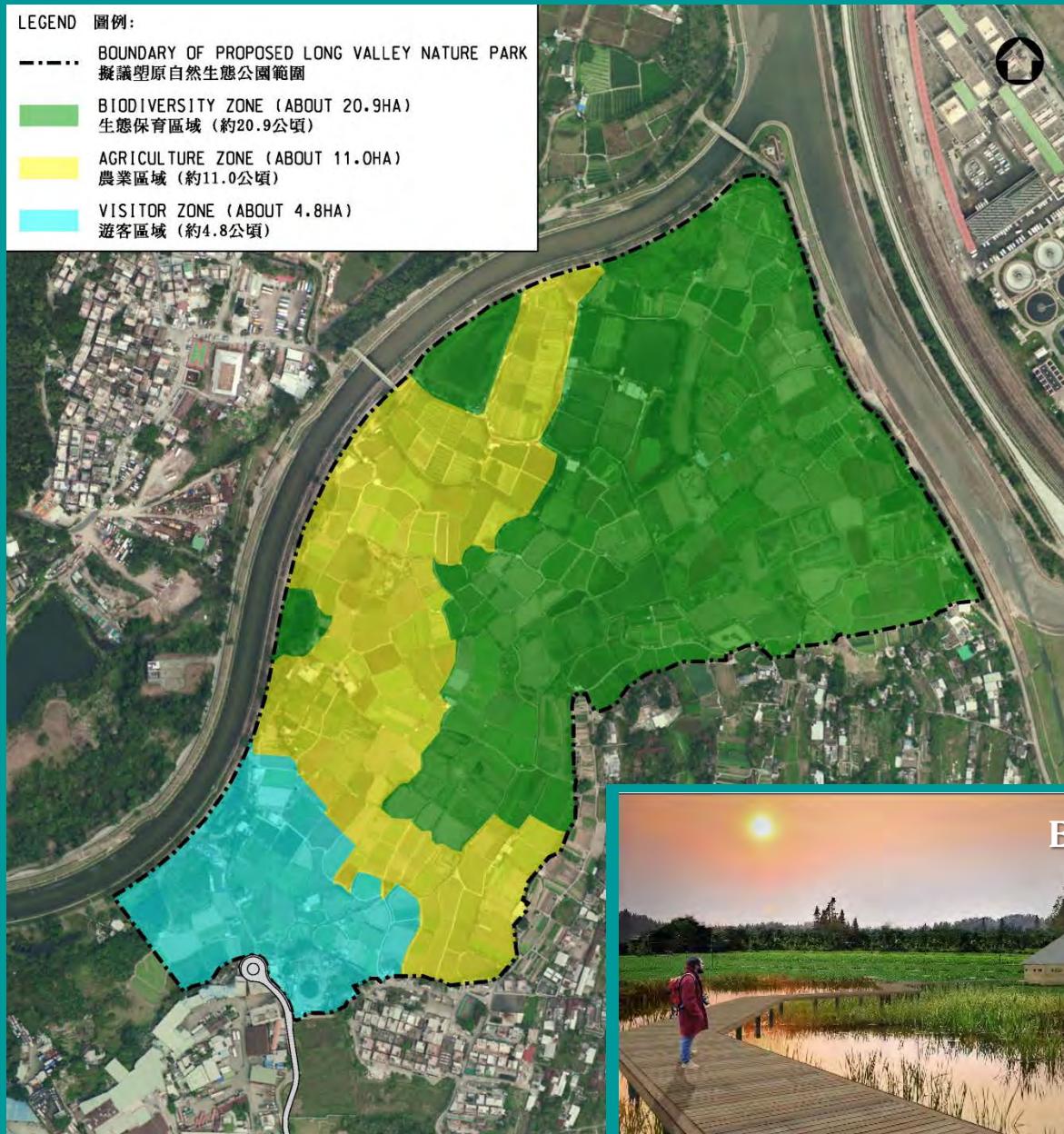
餘下階段發展
Remaining Phase Development

- 餘下工程 - 工務計劃項目第7828CL號
Remaining Packages - PWP Item No. 7828CL

Long Valley Nature Park

LEGEND 圖例:

- BOUNDARY OF PROPOSED LONG VALLEY NATURE PARK
擬議塋原自然生態公園範圍
- BIODIVERSITY ZONE (ABOUT 20.9HA)
生態保育區域 (約20.9公頃)
- AGRICULTURE ZONE (ABOUT 11.0HA)
農業區域 (約11.0公頃)
- VISITOR ZONE (ABOUT 4.8HA)
遊客區域 (約4.8公頃)



KEY FEATURES 主要特點	APPROX. GROSS FLOOR AREA (M ²) 大約樓面面積 (平方米)	FUNCTIONS 用途
① BIRDHIDE (SEE INSET) 觀鳥屋 (見挿圖)	65	FOR BIRD-WATCHING 觀賞雀鳥
② TREATMENT WETLAND 淨化濕地	5 290	SERVE AS EXHIBITION WETLAND AND TREATMENT OF INCOMING WATER QUALITY FOR IRRIGATION USE 提供展示性的濕地及處理進入的水質以供灌溉用途
③ FARMERS' FORUM 農墟	2 050	VENUE FOR EVENT AND MARKET FOR LVNP PRODUCE 活動地點及展示塋原自然生態公園農產品的農墟
④ LODGING FACILITIES (56 UNITS IN TOTAL) 留宿設施 (共56單位)	15 (PER UNIT) 15 (每個單位)	REST LODGE FOR ELIGIBLE FARMERS TO FACILITATE THEIR FIELD OPERATIONS AND CROP MANAGEMENT IN LVNP 提供休息宿處予合資格的農民，以方便他們於塋原自然生態公園內的田耕工作和農作物管理

Key Features in Visitor Zone

Creating a Smart and Green City

**District
cooling
system**

**Green
building
concept**

**Traffic
detectors at
Fanling Bypass
(Eastern
Section)**

**Multi-
purpose
smart lamp
post**

**Reclaimed
water for
flushing**

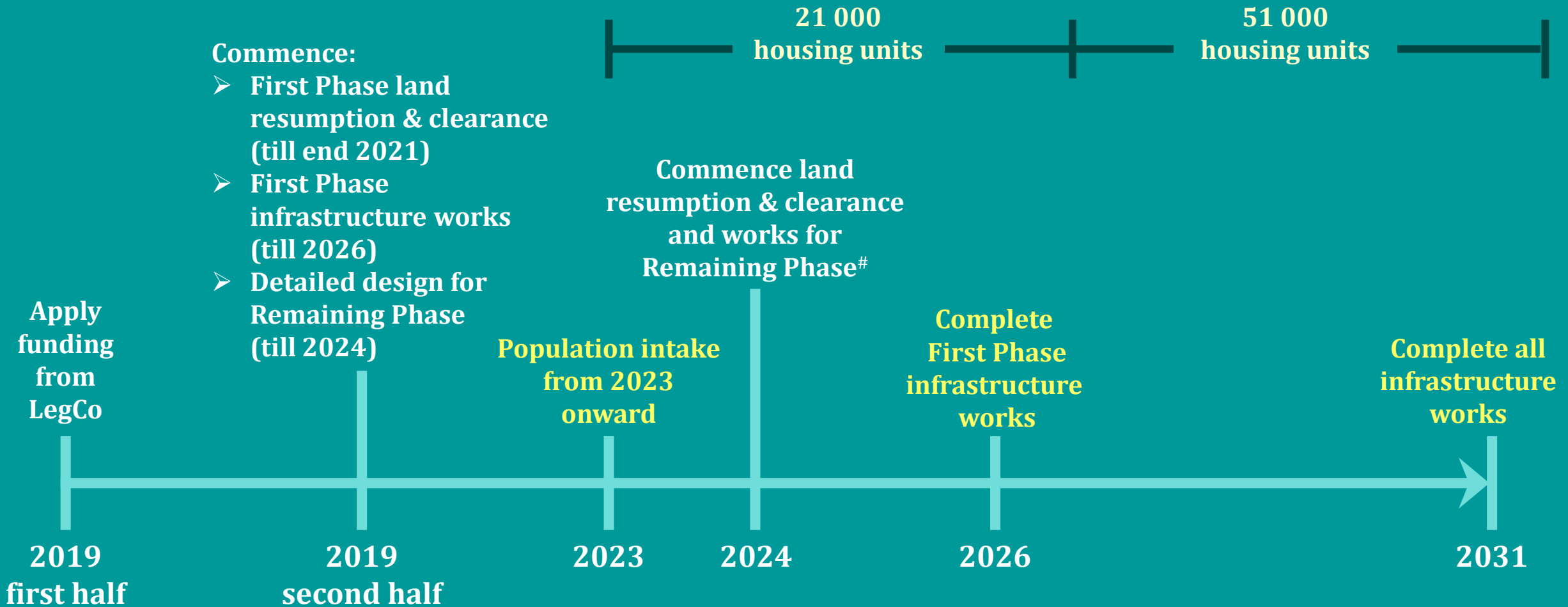
**Cycling and
pedestrian-
friendly
environment**

**Sustainable
drainage system,
e.g. bioswale,
permeable
pavement**

**Solar panel
and solar
water heating
system**

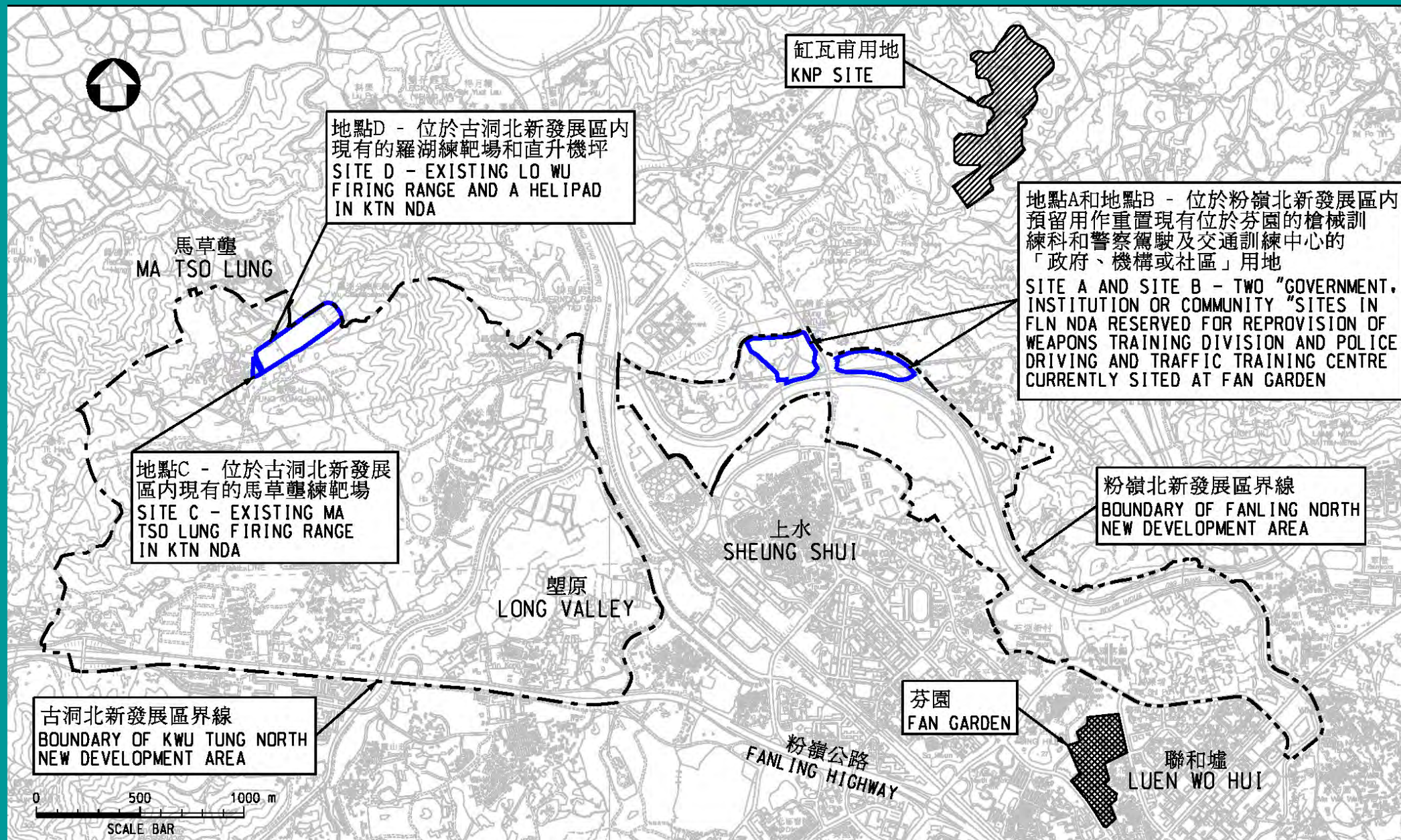
**WSD's
automatic
meter
reading**

Implementation Timeframe

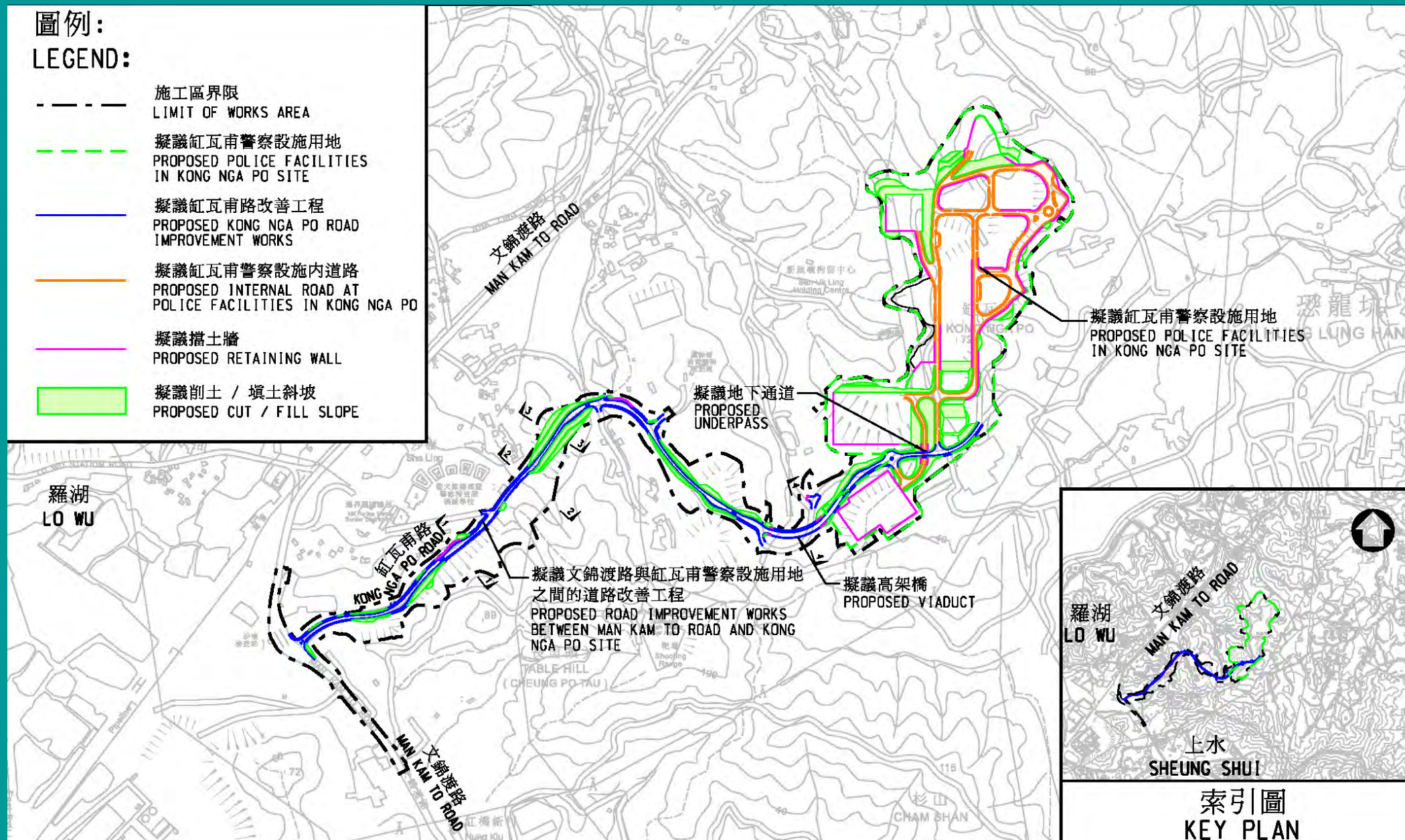


[#]Assuming funding approval for works secured within 2023.

7793CL Site formation and engineering infrastructure works for police facilities at Kong Nga Po



7793CL Site formation and engineering infrastructure works for police facilities at Kong Nga Po



4388DS Shek Wu Hui Effluent Polishing Plant

11



4388DS Shek Wu Hui Effluent Polishing Plant

12



Public Co-use Facilities



Funding Applications for Two NDAs

(money-of-the-day prices)

(a) 7747CL & 7759CL : First Phase infrastructure works	\$18,216.5 million
(b) 7828CL : Detailed design for Remaining Phase	\$764.5 million
(c) 7793CL : Kong Nga Po Works	\$1,913.0 million
(d) 4388DS : Shek Wu Hui Effluent Polishing Plant	\$11,972.8 million
<hr/>	
Total	32,866.8 million
(e) Estimated total commitment for Special Ex-gratia Cash Allowance	\$732.6 million

Land acquisition and other ex-gratia allowances for First Phase* **\$13,335.0 million**

*Note: Government plans to submit items (a) to (e) to PWSC and FC for consideration in the 1st quarter of 2019.
Annual allocation for land acquisition and other ex-gratia allowances for First Phase will be considered by PWSC on a yearly basis together with other annual block allocations under Capital Works Reserve Fund.

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Thank you

