

LEGISLATIVE COUNCIL PANEL ON DEVELOPMENT

Funding Applications for Hung Shui Kiu/Ha Tsuen New Development Area

- (a) Works for First Phase Development**
- (b) Special Ex-gratia Cash Allowance for First Phase Development**
- (c) Detailed Design for Works for Second Phase Development and Related Studies**

Follow-up Actions arising from Meeting on 16 December 2019

In response to the request raised at the Legislative Council (LegCo) Panel on Development meeting held on 16 December 2019 as summarised under item 5 in the List of Follow-up Actions issued by the LegCo Secretariat on 17 December 2019, the consolidated supplementary information is provided as follows:

- (a) whether the Administration would provide the commercial land lots in the proposed HSK/HT NDA in smaller size to enable small- to medium-sized developers to take part in the development and hence a more diversified commercial development of the land lots concerned.

While maintaining the land uses and scope stipulated in the statutory outline zoning plans, the Planning Department is examining the size and site boundary of each development site zoned for “Commercial” and “Commercial/Residential” uses in the NDA, such that diversity in scale, content and design can be achieved when individual sites proceed for development through in-situ land exchange or land sale in the future. The accepted findings of the review will be reflected on the outline development plan, which is administrative in nature, to provide more detailed development parameters for implementation of the land use proposals in the statutory plans.

- (b) whether the Administration would undertake to provide a new rail link connecting Tuen Mun and the urban areas, either by constructing a new railway linking up Tuen Mun and Mei Foo/Nam Cheong MTR Station or implementing the proposed coastal rail link between the coastal areas of

Tuen Mun, the artificial islands in the Central Waters and the Hong Kong Island under the Lantau Tomorrow Vision.

The Government has already proposed a strategic rail link connecting Tuen Mun coastal areas, Lantau, the artificial islands in the Central Waters and Hong Kong Island, and intends to study the feasibility of this strategic rail link under PWP Item No. 768CL - “Studies related to Artificial Islands in the Central Waters”. The Government looks forward to the early funding approval from LegCo such that the relevant studies may commence as soon as possible.

The Transport and Housing Bureau (THB) plans to take forward the “Strategic Studies on Railways and Major Roads beyond 2030” (RMR2030+ Studies) on the basis of the conceptual spatial requirements to be firmed up under the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+ Study), which is being conducted by the Development Bureau and the Planning Department. The THB and the Highways Department will seek funding approval in due course for implementing the RMR2030+ Studies. Subject to funding approval, the THB and the Highways Department will, based on the latest planning information, examine the demand for and supply of the transport infrastructure, including railways and major roads, in Hong Kong (including Northwest New Territories) from 2031 to 2041 or beyond, as well as initiating studies having regard to the final development strategy proposed in the Hong Kong 2030+ Study, which include examining the strategic layout of the proposed railway and major road infrastructure, to ensure that the planning of large scale transport infrastructure can meet the needs of the overall long-term land use developments of Hong Kong.

Development Bureau
Transport and Housing Bureau
Civil Engineering and Development Department
Planning Department

March 2020