

PWP Item No. 733CL/B
Hung Shui Kiu New Development Area
Planning and Engineering Study

Consultation Paper

PURPOSE

1. The purpose of this paper is to seek Members' views on the proposed Hung Shui Kiu (HSK) New Development Area Planning and Engineering Study (the HSK NDA Study).

BACKGROUND

2. Under the Planning and Development Study on North West New Territories (the NWNT Study) carried out between 1997 and 2003, Hung Shui Kiu (HSK) was identified as suitable for development as a new development area (NDA) to accommodate a population of about 160,000. An outline development plan was formulated and presented for public consultation. Various land uses including residential, commercial, port back-up, Government, institution or community, open space and green belt, etc. were proposed for the area. These proposals were subsequently shelved in 2003 in light of an anticipated slower population growth at that time.
3. The Hong Kong 2030: Planning Vision and Strategy (the HK2030 Study), which was completed by the Planning Department in 2007, updated 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 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 suitable employment opportunities. It was proposed that the NDAs should

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 industries and open storage/port back-up uses, etc.

4. In the 2007-08 Policy Address, the Chief Executive announced the implementation of the 10 major infrastructure projects for economic growth. The planning of the NDAs in Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling in the North East New Territories (NENT) as well as HSK in the North West New Territories (NWNT) was one of the major infrastructure projects. The Planning and Engineering Study on NENT NDAs (the NENT NDAs Study) has already commenced in June 2008 and the HSK NDA Study will commence shortly.

PROJECT OUTLINE

Study Area

5. The proposed HSK NDA covers an area of about 790 hectares. The proposed tentative location of the HSK NDA and the study area are shown in **Annex 1**. The final boundary of the HSK NDA will be confirmed in the HSK NDA Study.

Planning Considerations and Principles

6. Since the completion of the NWNT Study, Hong Kong has experienced changes in the environment, social needs and public aspirations for NDA development. The HSK NDA Study will be conducted having regard to the following factors, as well as the recommendations of the former NWNT Study and the ongoing NENT NDAs 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 demand, particularly for the six industries where Hong Kong enjoys clear advantages;

- (e) variations to the requirements of Government, institution and community facilities due to the changes in the population profile; and
 - (f) public aspiration for high quality environment including low carbon living.
7. In the planning and development of the HSK NDA, while reference will be made to the on-going NENT NDAs Study and the experience of other places, the following planning principles will be adopted –
- (a) Capitalize on the locational advantage of the HSK NDA to explore economic development opportunities and enhance economic integration between Hong Kong and Shenzhen through appropriate land use and transport planning as well as cooperation in cross-boundary infrastructure planning;
 - (b) Adopt sustainable development principles to plan for an environmentally friendly, people oriented and balanced community:
 - (i) Enhancing a quality living environment through appropriate land use mix and development density, good urban design, and promoting resources saving and low carbon eco-city development;
 - (ii) Promoting a harmonious community with appropriate public/private housing mix, adequate community facilities and open space, easy accessibility to employment opportunities and better integration with existing villages;
 - (c) Review the demand for open storage/port back-up land in the area and tackle the environmental and traffic problems arising from incompatible uses through comprehensive planning; and
 - (d) Implement development projects through appropriate mechanisms. The implementation approach to be considered must be fair and equitable, in the public interest and in line with the legislative framework and the overall planning concept of the HSK NDA.

Scope of the Study

8. Based on the above key planning considerations and principles, the Civil Engineering and Development Department (CEDD) and the Planning Department propose to engage consultants to carry out the HSK NDA Study. The scope of the HSK NDA Study comprises -
- (a) detailed planning and engineering studies for the HSK NDA including preparation of the Recommended Outline Development Plan (RODP) and the Recommended Layout Plans, confirmation of feasibility of development proposals, preliminary design of the associated engineering infrastructure works and formulation of implementation strategies;
 - (b) environmental impact assessment (EIA) including heritage impact assessment as well as landscape and visual impact assessments for the NDA development and associated engineering infrastructure works; and
 - (c) associated site investigation works.

Contents of the Study

9. The key tasks of the HSK NDA Study include the preparation of the Outline Development Plan, Layout Plans, development programme, and preliminary design of the associated engineering infrastructural works. Apart from undertaking the EIA and heritage impact assessments, the associated planning and engineering technical assessments (including geotechnical assessment, site formation, traffic and transport assessments, drainage and sewerage impact assessments, water supply and utilities impact assessments, air ventilation assessment, socio-economic impact assessment, sustainability assessment and energy-efficient and environmental-friendly initiatives, etc.) would also be carried out and updated iteratively during the study process to ascertain the feasibility of the Outline Development Plan and Layout Plans for the HSK NDA.

Community Engagement

10. To formulate development proposals for the HSK NDA progressively, a three-stage Community Engagement approach will be adopted for the HSK NDA Study. In the Stage 1 Community Engagement, district councils, rural committees, Heung Yee Kuk, the Town Planning Board, the Planning Sub-committee of the Land and Development Advisory Committee and the Legislative Council Panel on Development will be consulted to enable the general public, enterprises and other institutions to express their views as early as possible on the key issues of the HSK NDA including its strategic role/function and planning principles, for the formulation of the planning vision. A pamphlet summarizing these issues for deliberation will be provided to professional institutions, green groups, village representatives, open storage/port back-up operators and other organisations (see **Annex 2**). These activities will take place in advance of the HSK NDA Study so that the views collected can be included in the scope of study. Upon commencement of the HSK NDA Study, a community forum will also be held to gauge public views. Comments and views received during this stage will be considered in the preparation of the Preliminary Outline Development Plan (PODP).
11. The Stage 2 Community Engagement aims to gauge public views on the PODP and allow public discussions to facilitate the preparation of the RODP. The Stage 3 Community Engagement will brief the public on the RODP and the rationale behind its formulation, and how the public views are incorporated in the plan. Public feedback obtained will facilitate final refinement of the Layout Plans.

Estimated Cost of the Study

12. The estimated cost of the Study is about HK\$60 million in September 2010 prices.

Study Programme

13. CEDD intends to seek funding approval from the Finance Committee of the Legislative Council in May 2011 and to upgrade the project to Category A. It is estimated that the HSK NDA Study will commence in the third quarter of 2011 for completion in 2014.

14. The implementation programme for the HSK NDA will be considered and recommended in the HSK NDA Study. Should the detailed design of the associated engineering infrastructure works and the related public consultation and statutory procedures commence in mid 2014, the earliest construction works will commence in 2019 to support the first population intake in 2024.

ADVICE SOUGHT

15. Members are invited to provide comments on the proposed study above. Views on the study scope, key issues including the strategic role/function and planning principles of HSK NDA are also welcome. The Stage 1 Community Engagement has started in advance of the HSK NDA Study so that the views collected can then be considered in the HSK NDA Study.

ATTACHMENTS

- Annex 1** Hung Shui Kiu NDA Planning and Engineering Study: Study Area Location Plan
- Annex 2** Community Engagement Pamphlet

**Civil Engineering and Development Department and
Planning Department**

December 2010

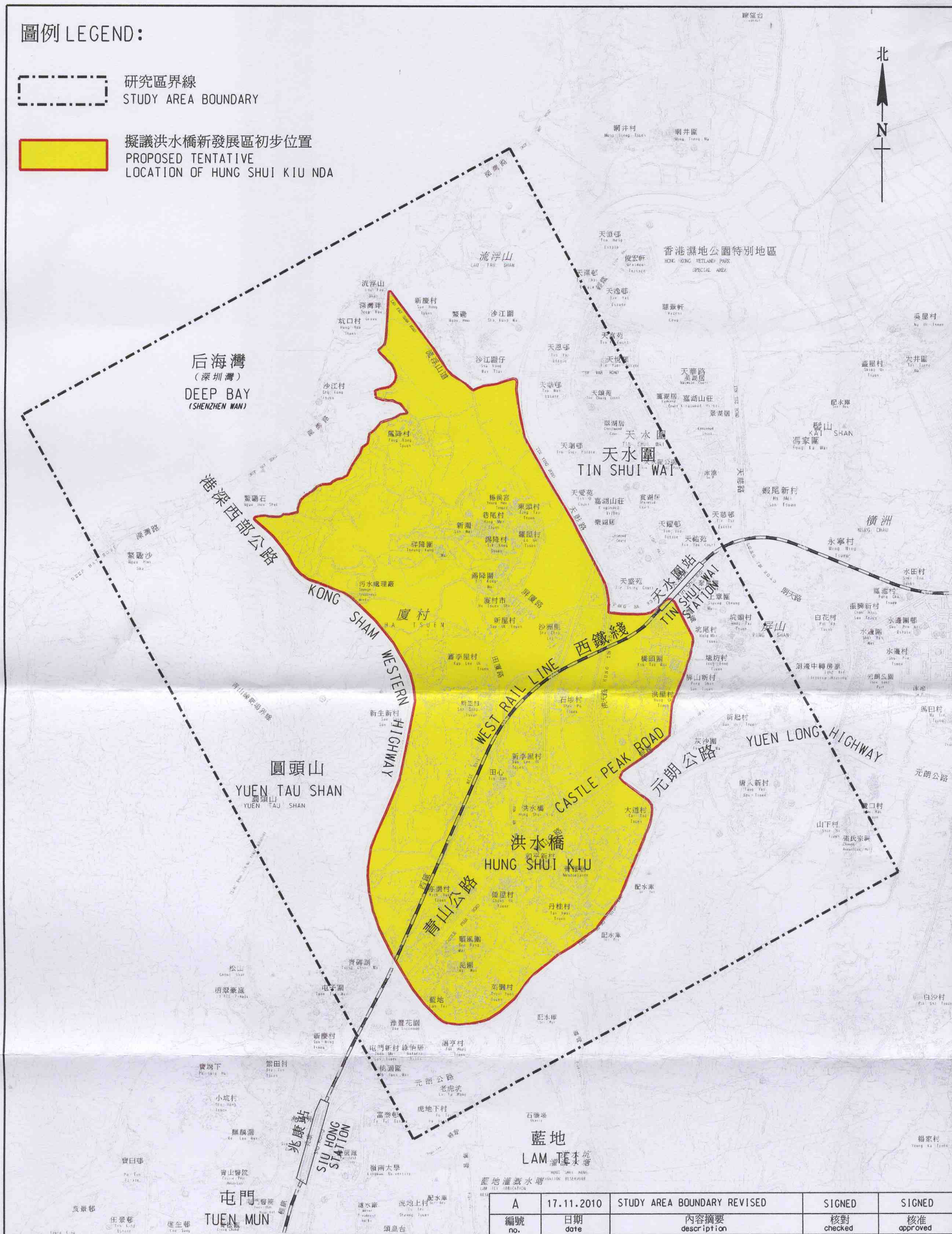
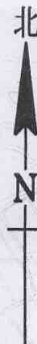
圖例 LEGEND:



研究區界線
STUDY AREA BOUNDARY



擬議洪水橋新發展區初步位置
PROPOSED TENTATIVE
LOCATION OF HUNG SHUI KIU NDA



A	17.11.2010	STUDY AREA BOUNDARY REVISED	SIGNED	SIGNED
編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved

修訂 REVISION				
繪圖 drawn	簽署 initial	日期 date	項目編號 item no.	辦事處 office 新界西及北拓展處 NEW TERRITORIES NORTH AND WEST DEVELOPMENT OFFICE
S M CHU	SIGNED	19.06.09	733CL	
核對 checked	簽署 initial	日期 date	比例 scale	
Y F TANG	SIGNED	22.06.09	1:25 000	土木工程拓展署 CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
核准 approved	簽署 initial	日期 date	圖則編號 drawing no.	
C S LIU	SIGNED	03.07.09	NTNZ 1604A	

圖則名稱 drawing title

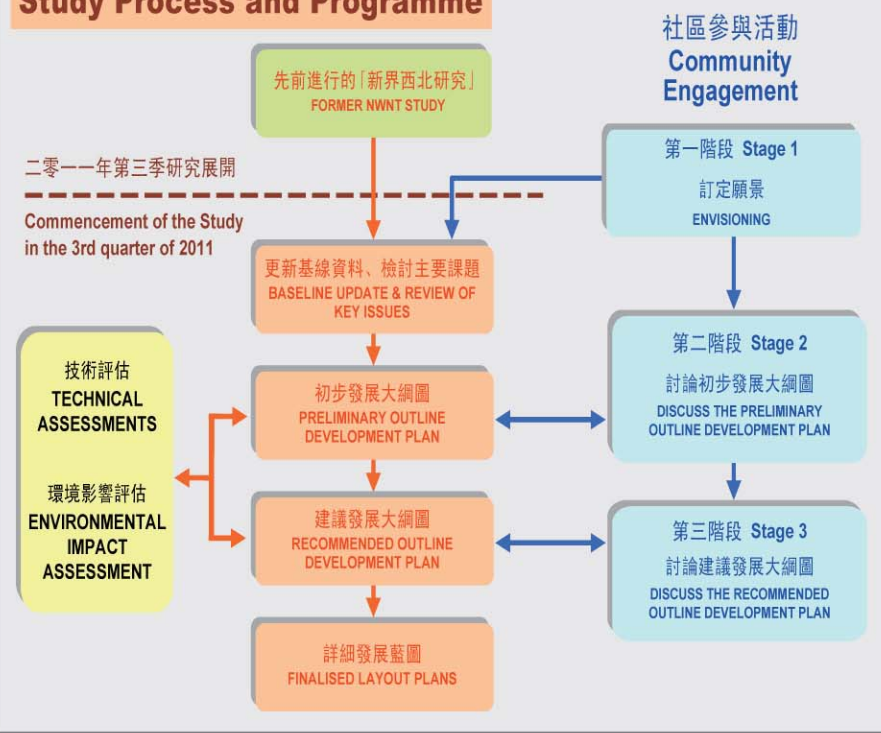
洪水橋新發展區規劃及工程研究 - 研究區位置圖
HUNG SHUI KIU NEW DEVELOPMENT AREA
PLANNING AND ENGINEERING STUDY - STUDY AREA LOCATION PLAN

主要規劃原則

KEY PLANNING PRINCIPLES

- 充份利用洪水橋新發展區優越的地理位置，透過適當的土地運用及運輸規劃，開拓經濟發展機遇，以及推進香港與深圳的跨界基建合作，促進港深兩地經濟融合。
- 採用可持續發展原則進行規劃，建立符合環保原則、以人為本和均衡的社區。
 - 規劃合適的土地用途及發展密度，採納優質的城市設計，並推動資源節約及低碳型生態城市發展，以提供優質的生活環境
 - 提供均衡的公私營房屋組合、充足的社區設施和休憩用地，以便捷的交通方便就業，加強與現有鄉村融合，締造和諧共融社區
- 透過綜合規劃，檢討區內露天貯物和港口後勤用地的需求，並解決土地用途不協調所引致的環境及交通問題。
- 採用適合的機制以落實發展項目。任何落實發展模式必定會在公平、公正、切合公眾利益、合法及符合新發展區整體規劃構想的原則下進行。
- Capitalize on the locational advantage of HSK NDA to explore economic development opportunities and enhance economic integration between Hong Kong and Shenzhen through appropriate land use and transport planning as well as cooperation in cross-boundary infrastructure planning.
- Adopt sustainable development principles to plan for an environmentally friendly, people oriented and balanced community.
 - Enhancing a quality living environment through appropriate land use mix and development density, good urban design, and promoting resources saving and low carbon eco-city development
 - Promoting a harmonious community with appropriate public/private housing mix, adequate community facilities and open space, easy accessibility to employment opportunities and better integration with existing villages
- Review the demand for open storage/port back-up land in the area and tackle the environmental and traffic problems arising from incompatible uses through comprehensive planning.
- Implement development projects through appropriate mechanisms. The implementation approach to be considered must be fair and equitable, in the public interest and in line with the legislative framework and the overall planning concept of the NDA.

研究過程及時間表 Study Process and Programme



研究過程及時間表 STUDY PROCESS AND PROGRAMME

您的意見

YOUR VIEWS

歡迎就洪水橋新發展區發表意見，尤其是關於下述兩方面：

- 對新發展區及其策略性角色的願景
- 有關發展新發展區的主要規劃原則/考慮因素

You are welcome to express your views on the HSK NDA, particularly on:

- Vision for the NDA and its strategic role
- Key planning principles/considerations for the development of the NDA

請將您的意見／建議送交規劃署或土木工程拓展署。我們會在二零一一年第三季委聘顧問進行洪水橋新發展區研究，並在進行研究時仔細考慮所有收集到的意見。

You may send your comments/suggestions to the Planning Department or the Civil Engineering and Development Department. All views collected will be considered in the HSK NDA Study to be commissioned in the 3rd quarter of 2011.

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備註：凡個人或團體就洪水橋新發展區研究提供意見，均會視作同意規劃署和土木工程拓展署使用或公開(包括上載於合適的網站)該人士或團體的姓名或名稱和所提供的全部或部分意見；否則請在提供意見時說明。

Note：Any person or organization providing comments and views for the HSK NDA Study shall be deemed to have given consent to the Planning Department and the Civil Engineering and Development Department to use or publish, including posting onto an appropriate website, the name of the person or the organization, and the whole or part of the comments and views. If you object to having your comments and views used or published in this way, please state so when providing them.

洪水橋



HUNG SHUI KIU NEW DEVELOPMENT AREA PLANNING AND ENGINEERING STUDY

Stage 1 Community Engagement

第一階段社區參與



洪水橋新發展區規劃及工程研究

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／港口後勤用途。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。

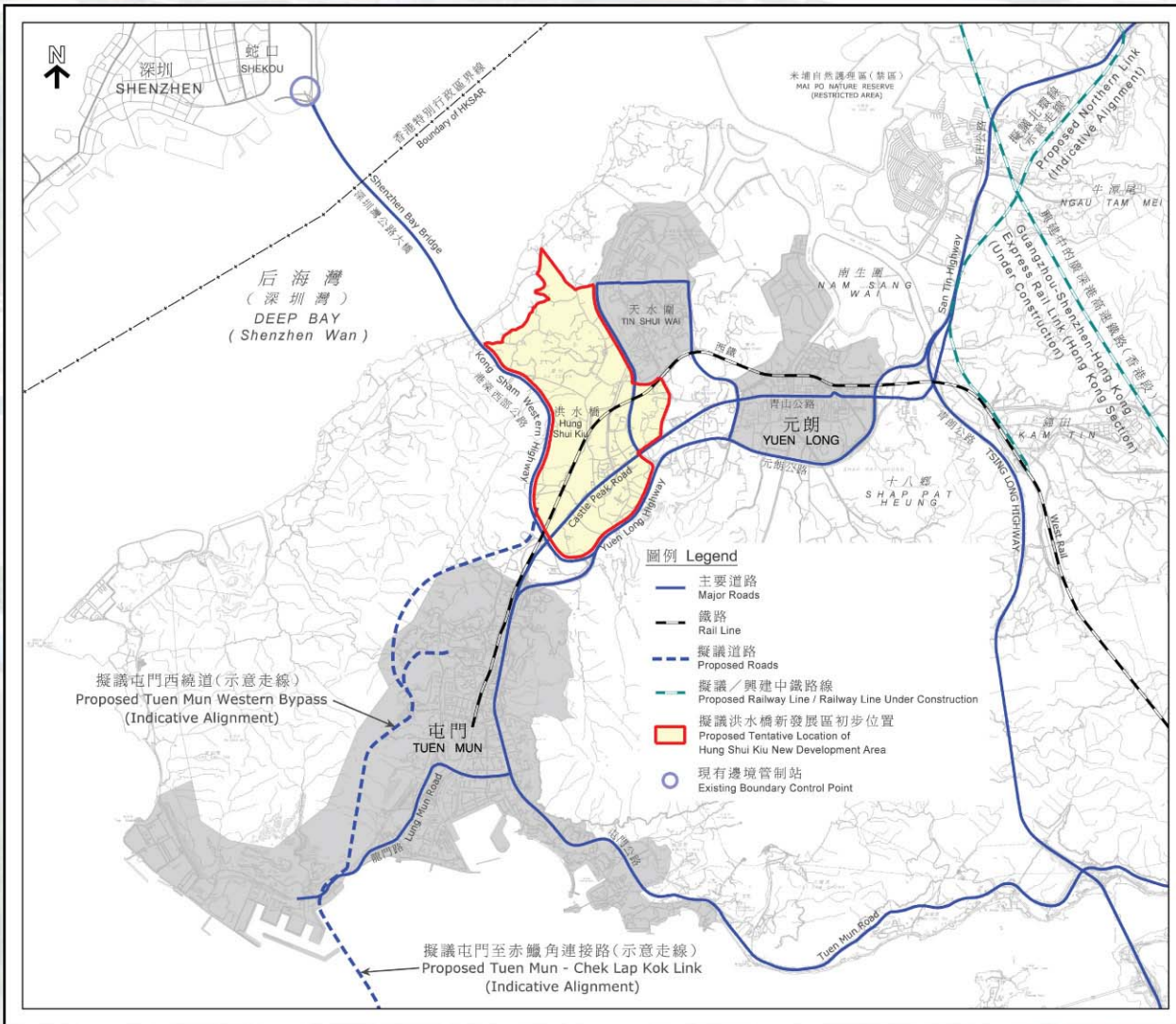
- 透過完善的鐵路及公路網絡，洪水橋新發展區可與市區及新界西的新市鎮有緊密連繫。擬建的北環線、屯門西繞道及屯門至赤鱗角連接路將進一步加強洪水橋新發展區與新界東北、北大嶼山、香港國際機場及擬議的港珠澳大橋香港口岸的連繫。

- 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