

**Islands District Council
Paper No. IDC 6/2014**

**Planning, Engineering and Architectural Study
for Topside Development at
Hong Kong Boundary Crossing Facilities Island of
Hong Kong – Zhuhai – Macao Bridge**

PURPOSE

The purpose of this paper is to seek Members' views and support for conducting a planning, engineering and architectural study (the Study) for topside commercial development at the Hong Kong Boundary Crossing Facilities (HKBCF) Island of Hong Kong – Zhuhai – Macao Bridge (HZMB).

BACKGROUND

2. The western Pearl River Delta (PRD) has seen rapid economic 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 (see **Annex 1**). It is projected that the HKBCF would have a daily patronage of 9,200 - 14,000 vehicles and 55,850 - 69,200 passengers in 2016¹.

3. The artificial island off Lantau for the HKBCF has an area of about 130 hectares. With its proximity to the Hong Kong International Airport (HKIA), it will serve as a gateway between Hong Kong and western PRD and will take on great value for development of "bridgehead economy".

STUDY OBJECTIVES

4. As highlighted in the 2014 Policy Address, a preliminary review of the supporting infrastructure has been carried out to explore the feasibility of developing major shopping, dining, entertainment and hotel facilities at the HKBCF. A detailed study will be conducted as soon as possible.

5. To take forward the aforementioned policy initiative, Civil Engineering and Development Department and Planning Department will jointly commission the Study. The Study is to explore the feasibility of and optimise utilisation of land at the HKBCF Island for commercial development in order to capitalise on this unique locational advantage for developing bridgehead economy and to create the synergy among HKIA, AsiaWorld-Expo (AWE), the proposed Airport North Commercial

¹ Legislative Council's Panel on Transport, LC Paper No. CB(1)1520/07-08 (01) dated 16 May 2008.

District (NCD), the Third Runway Project of HKIA, and other tourist and business destinations on Lantau. An overall concept for the proposed development and appropriate development parameters for the development sites will be recommended. The technical feasibility and environmental impacts of the proposed commercial development and its supporting facilities such as transport networks, sewage treatment works and water supply, etc. will be assessed. Financial viability, market positioning, operation strategy and implementation mechanism for the proposed development will also be explored with an overall objective of not delaying the commissioning of the HZMB and maintaining the daily operation of the HKBCF.

6. While the Study will basically cover the HKBCF Island, technical assessments will also be conducted to evaluate the impacts of the proposed development on the nearby airport island, Siu Ho Wan and Tung Chung New Town.

SCOPE OF THE STUDY

7. To meet the objectives stated above, the scope of the Study will comprise: -
- (a) 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 programme and implementation mechanism;
 - (b) to formulate proposals for expediting the availability of the development sites including phased development of some of the sites;
 - (c) to formulate an overall development concept, assess the financial viability and recommend the market positioning and operation strategy;
 - (d) to conduct environmental impact assessment for the development proposals and supporting infrastructures;
 - (e) to engage the community; and
 - (f) to carry out associated site investigation works.

COMMUNITY ENGAGEMENT

8. During the Study, we will conduct community engagement activities to gather comments from the relevant stakeholders and the public to build consensus for finalisation of the development proposals.

NEXT STEP

9. We plan to consult the Legislative Council's Panel on Development in March 2014 for the purpose of securing the necessary funding within the 2013/14 Legislative session so that we can start the Study in August 2014 for completion in 25 months.

ADVICE SOUGHT

10. Members are cordially invited to offer their views and support to conduct the Study.

ATTACHMENTS

Annex 1 Location Plan

**Civil Engineering and Development Department
Planning Department**

February 2014