

NEW TERRITORIES NORTH DEVELOPMENT OFFICE

NORTH DISTRICT DEVELOPMENT PROGRAMME
(INCLUDING SHA TAU KOK)

2000/01 EDITION

PART 1 - EXPLANATORY NOTES

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PART 1 - EXPLANATORY NOTES

1. INTRODUCTION

- 1.1 The process of development commences with planning and engineering studies from which development plans and programmes are prepared. The implementation of the plans starts with the acquisition and clearance of land followed by site formation and the provision of essential engineering services. Land then becomes available for the building of public and private housing, factories, commercial undertakings and community facilities. Insofar as this programme relates to the development of new towns and rural townships, the aim is to provide, as far as practicable, a balanced development of public and private housing, job opportunities and community facilities both at the end of each stage of development and on completion of the total programme.
- 1.2 This document sets out the programme of work for the ten years from 1999/2000 to 2008/09 and the forecast of financial resources required over the 5-year period, from 1999/2000 to 2003/04. It includes all items of work currently anticipated as being necessary to complete the development as now planned.
- 1.3 Government is directly involved in the development through numerous component items in the Public Works Programme for buildings, engineering works (civil, environmental and highways) and waterworks. Public housing estates are funded and constructed by the Housing Authority with the exception of a limited number to be built by the Housing Society. Building items in the Public Works Programme provide the various community facilities in accordance with the Hong Kong Planning Standards and Guidelines.
- 1.4 This programme has been derived by grouping works into a series of 'packages' which, as far as practicable, include all those works required to produce, on completion of the package, a balanced development of housing, commercial, industry and community facilities. In certain instances, it has not been possible to achieve this concept in a particular package but it remains a primary objective to provide a balance, in relation to population build-up, on an overall town basis by ensuring that the various types of facilities are developed concurrently.
- 1.5 The Development Office co-ordinates among the various government departments and utility companies to ensure that all the essential infrastructure and facilities are in

place at the intake of population for each development package and whenever possible and having regard to various constraints, the goal of balanced development is achieved.

- 1.6 The plans showing the general pattern of development planning and package areas are included at the back of the programme.
- 1.7 Indexes of projects arranged by the years in which they are programmed to commence and by work type are also included.

2. BACKGROUND

- 2.1 In 1972, the Executive Council gave its approval to the adoption of the Ten Year Housing Target Programme, which included proposals for the expansion of market towns and rural townships. As a part of the Government's strategy to promote development outside the existing urban areas of Hong Kong and Kowloon as well as the initial three new towns – Tsuen Wan, Tuen Mun and Sha Tin, development of the market towns Tai Po, Fanling, Sheung Shui and Yuen Long, and the rural townships including Sham Tseng, Sha Tau Kok, Sai Kung Town and Tui Min Hoi Area, Tai O, Mui Wo, Cheung Chau and Peng Chau was included under the responsibility of the New Territories Development Branch. In April 1978, a decision was made to form Tai Po and Fanling/Sheung Shui (combined) into two separate new towns. In August 1981, the responsibility for Sha Tau Kok development was transferred to Tai Po and Fanling Development Office.
- 2.2 In April 1986, upon the formation of the Territory Development Department (TDD), which combined the former New Territories Development Department with the Urban Area Development Organisation, the development of Tai Po, Fanling/Sheung Shui (combined) and Sha Tau Kok has been overseen by one of the Development Offices of TDD, presently the New Territories North Development Office.
- 2.3 In May 1976, consulting engineers presented a report on the proposed development in Fanling/Sheung Shui for a design population of 84,000. Subsequently in late 1976, Government decided to extend the development area to provide more public housing in the region and a supplementary engineering study was commissioned to examine the engineering aspects of the revised planning proposals for a design population of about 170,000.
- 2.4 In August 1981, the New Territories Development Progress Committee agreed that the Wo Hop Shek extension area should be included as part of the New Town. The design population of the New Town was thus increased to 228,000.
- 2.5 The Outline Zoning Plan for Fanling/Sheung Shui covers an area of about 780 hectares and the future population is anticipated to be 267,000 Sha Tau

Kok market town covers an area of about 28 hectares and the estimated future population is 4,500 approximately.

- 2.6 Existing development in Fanling/Sheung Shui New Town accommodates about 230,000 people, and in Sha Tau Kok about 3,818 as at the end of June 1999.

3. PREVIOUS PROGRAMMES

- 3.1 The first set of development programme for the new towns and rural townships was prepared in August 1974. These were based, firstly, on total funds anticipated as being available in the four years 1974/75 to 1977/78 for all of the New Territories Development Department's programmes plus urban housing and, secondly, on the Housing Authority's 10-year housing programme.
- 3.2 Further editions of the programmes were published annually, each covering a 10-year period and each updated to take account of progress already made and the anticipated availability of Government resources. Since the 1989 edition, development programmes have been produced to a slightly different timetable to previous editions to reflect the position at the previous year's Annual Review by the Public Works Sub-Committee as well as the then Regional Council's Capital Works Programme (RCCWP). However from 1 January 2000, projects under the then RCCWP have become part of the Public Works Programme. No 1990 edition was produced due to the change in the production arrangement.

4. 2000/01 PROGRAMME

- 4.1 The format of this programme is generally the same as that for the 1999/2000 edition. From 1998 onwards, Development Programmes are published in financial year, instead of calendar year. The programme has been updated in the light of:
- (i) progress on works in hand and on works by others affecting the development area;
 - (ii) progress on resolving land acquisition and clearance problems;
 - (iii) progress on engineering and landscape studies;
 - (iv) private development activities; and
 - (v) changes in expenditure priorities and the availability of financial resources in the 5-year period (1999/2000 - 2003/04) under the Resources Allocation System.

4.2 From 1 April 1988 to end 1999, the Regional Council (RC) established their own 5-year Capital Works Programme (RCCWP) and provided funds for their projects. Since 1 January 2000, the then RC projects which have been taken over by either the Food and Environmental Hygiene Department or the Leisure and Cultural Services Department are also shown in this Development Programme to give a full picture of the developments.

4.3 This programme takes account of the present Public Works Programme procedures, which categorise projects based on their status within the Resource Allocation System (RAS) as follows:

Category C : Projects which are accepted in principle to enable client departments to plan their requirements and for which preliminary project feasibility studies have been satisfactorily completed.

Category B : Projects which are allocated resources in the latest RAS exercise, but are not yet in Category A.

Category A : Projects which are ready in all respects for tenders to be invited and for construction works to proceed (save for projects directly injected in Category A), and which have approved project estimates.

Category D : Projects estimated to cost up to the prevailing financial ceiling for Category D projects (which is currently set at \$15 million) on which work may proceed and expenditure may be incurred, subject to the availability of funds in the block votes provided for this purpose.

4.4 Information provided in this programme is related to one of the following base dates:

- (i) Expenditures up to 1999/2000 are all at Money-of-the-Day (MOD) prices.
- (ii) The yearly forecast for each project is generally based on the Resources Allocation Exercise (RAE) conducted in the previous year at constant price level (e.g. Dec. 98 prices for 1999 RAE results) except for some projects where more recent estimates have been made. The yearly forecast may also be shown in MOD prices (where indicated by MOD).
- (iii) All MOD prices for yearly forecast are converted to Dec. 98 prices for summing up to "Package Totals" in Part 6 and "Forecast Expenditure Summaries" in Parts 2 & 3.
- (iv) The forecast of population growth and land production relates to 30 June and 31 December of each year respectively.

- (v) Public Works Programme details with regard to item number, category and title have been updated to accord with the latest information as far as possible.

5. OVERALL DEVELOPMENT PROGRESS

5.1 Satisfactory overall progress was maintained in 1999/2000 on most items in the development programme.

(i) Engineering

The works for Site Formation and Servicing of Area 36, Fanling Phase 1 commenced in March 1999. The progress is satisfactory.

The Rural Drainage Rehabilitation Scheme Stage 1 Phase 1A and 1B for drainage rehabilitation at upstream of River Indus (Ng Tung River) and River Beas (Sheung Yue River) are undergoing and in good progress.

The river training works at River Indus to relief the risk of flooding in the North District continues. The project comprises the construction of approximately 9 kilometre of new river channels along the Upper and Lower River Indus and River Beas and is implemented under three construction contracts. The three contracts are : River Training in Area 30B (under Package 4); River Training Works for Lower River Indus and River Beas; and River Training Works for Upper River Indus (both under Package 6). The first two contracts are in good progress and are expected to complete by mid-2001. The third contract is expected to complete by 2002. The River Indus training works when completed would alleviate not only the present flooding problem in the North District, but also provide opportunities for further development in the River Indus Basin.

Upgrading of the Shek Wu Hui Sewage Treatment Works to cater for the future development in Fanling/Sheung Shui area is underway. Also the North District Sewerage, Stage 1 Phase 1A works for sewerage construction at western Sheung Shui started in late 1999 for completion by 2002.

(ii) Public Housing

Construction of public rental estates and Home Ownership Schemes in Areas 49A has been completed. Construction of the public rental estate in Area 36 commenced in October 1999 for completion in phases between 2003 and 2004.

(iii) Community Facilities

Construction of the secondary school in Area 20 and the primary school in Area 49A had been completed. Two primary schools in Area 39A and Area 44 and a secondary school in Area 40 are under construction. Piling works for the Fanling Magistracy Building were completed followed by the superstructure construction for completion by late 2001. The piling works for the Fanling Primary Health Care Centre were completed in early 2000. The target completion date of the project is March 2002.

(iv) Landscape Works

The local open spaces in Area 7 and Area 23 (Fanling Lau) had been completed.

(v) Private Development

Private residential developments in Areas 19, 29, 39 and 47 are at different stages of development. Some of the commercial/residential sites in both Luen Wo Hui and Shek Wu Hui are being redeveloped. Industrial developments in Areas 24, 25 & 26 (On Lok Tsuen) are progressing satisfactorily and all the industrial sites in Area 4B have been developed.

5.2 The following works were substantially completed during 1999/2000 :

<u>Project No.</u>	<u>Description</u>
6697TH	Reconstruction of Man Kam To Road near San Uk Ling
213ES	Secondary School in Area 20, Fanling
230EP	Primary School in Area 49A, Fanling
FL12NR	Public Rental Housing estate in Area 49A
FL12NH	Home Ownership Scheme in Area 49A
333CL	Area 40 Extension – Formation and Servicing

5.3 Works of significance which are under construction or started in 1999/2000 include the following :

<u>Project No.</u>	<u>Description</u>
206ES	Secondary School in Area 40A, Fanling
255EP	Primary School in Area 39A, Fanling
271EP	Primary School in Area 44, Fanling

53CD	River Training Works for the Upper River Indus
91CD	Rural Drainage Rehabilitation Scheme, Stage 1, Phase 1A - Rehabilitation Works at Ng Tung River
93CD	Rural Drainage Rehabilitation Scheme, Stage 1, Phase 1B - Rehabilitation Works at Sheung Yue River
94CD	River Training Works for the River Indus and River Beas
161DS	Shek Wu Hui Sewage Treatment Works Upgrading
219DS	North District Sewerage, Stage 1, Phase 1A
27LJ	Fanling Magistracy Building
59MC	Fanling Primary Health Care Centre
87CL	River Training in Area 30B
651CL	Formation and Servicing of Area 36, Fanling, Phase 1

6. DESCRIPTION OF PACKAGES

Brief notes on individual packages giving an outline of progress to date and proposed future action are given in the following paragraphs :-

6.1 Package 1

In the programmes for Sha Tin, Tuen Mun and Tsuen Wan, package 1 relates to commitments made before 31.3.75 and, because no such commitment had been made in respect of Fanling/Sheung Shui, there is no package 1 for the sake of consistency with other programmes.

6.2 Package 2 - Engineering and Landscape Studies

Estimated Cost	\$2.82M
Maximum Population Estimate)
Estimated Population Planning Areas) NA
Serviced Land Availability)

6.3 Package 3

Estimated Cost	\$4,546.40M
Maximum Population Estimate at 30.6.99	46,840

Estimated Population as at 30.6.99	46,840
as at 30.6.2000	46,410
Planning Areas	2A, 7, 13B, 27A & 27B
Engineering Works	Construction of footbridges across San Wan Road and Lung Sum Avenue in Area 7B had been completed. Training of the River Indus Minor through the Shek Wu Hui Sewage Treatment Works in Area 2A had been completed. Upgrading of the Shek Wu Hui Sewage Treatment Works is in progress.
Public Housing	All the developments (Choi Yuen Estate, Yuk Po Court and Cheung Wah Estate) were completed and occupied. The Private Sector Participation Scheme project in Area 7 was also completed.
Community Facilities	Construction of the market complex in Area 7 was completed in June 1994. The local open space project in this package had also been completed.
Private Development	The five residential sites in Area 7A had been completed. The commercial development in Area 7B adjacent to the Sheung Shui Railway Station, which provides office blocks, retail shops, a bus terminus and public car-parking facilities, had also been completed.

		Up to <u>31.12.99</u>	After <u>31.12.99</u>
Services Land Availability (Hectares)	Industrial (Net)	-	-
	Commercial/ Residential (Net)	4.23	-
	Public Housing/HOS/ PSPS (Gross)	17.40	-
	G/IC and Other Uses (Gross)	71.70	0.43

6.4 Package 4

Estimated Cost	\$4,363.62M
Maximum Population Estimate at 30.6.2001	27,650
Estimated Population as at 30.6.99	27,530
as at 30.6.2000	27,580
Planning Areas	3, 4, 20, 24, 25, 26, 27C, 27D, 28, 29 & 30
Engineering Works	Rehabilitation work at the moat in Area 3 and servicing work in the vacated Temporary Housing Area in Area 30A had been completed. Construction of the first section of box culvert associated with the river training in Area 30B to cope with the China Water Supply project had been completed. Works for the river training in Area 30B is in good progress and will complete by mid 2001.
Public Housing	Choi Po Court in Area 27C and Tai Ping Estate in Area 28B had been completed and occupied.
Community Facilities	One local open space project, a sitting-out area in Sheung Shui Heung, Area 3, Sheung Shui, and a secondary school in Area 29B had been completed. Construction works of the extension of the police rank & file married quarters in Area 28 has commenced. An indoor recreation centre in Area 28A and a temporary wholesale market at area 24 are under detailed design.
Private Development	All residential forms (low, medium and high densities) had been provided in Areas 3, 28 and 29 under this package. Low density residential development in Area 29B had been completed. Construction of 2 private residential developments in Area 19 are in progress. The On Lok Tsuen industrial area (Area 24, 25 & 26) is being developed for light industry and godowns. All of the industrial sites in Area 4B had been developed.

		<u>Up to 31.12.99</u>	<u>After 31.12.99</u>
Serviced Land Availability (Hectares)	Industrial (Net)	19.71	4.17
	Commercial/ Residential (Net)	25.88	-
	Public Housing/HOS/ PSPS (Gross)	5.52	-
	G/IC and Other Uses (Gross)	47.70	23.19

6.5 Package 5

Estimated Cost	\$2,004.98M
Maximum Population Estimate after 2009	54,610
Estimated Population as at 30.6.99	54,230
as at 30.6.2000	53,660
Planning Areas	1, 5, 6, 8, 9, 10, 11, 12, 13A, 14, 15, 17, 22, 31 & 37.
Engineering Works	The formation and servicing for phase 1 of the Village Development Area in Area 17 is in detailed design stage.
Public Housing	The Private Sector Participation Scheme (Tsui Lai Garden) in Area 6B, the Home Ownership Scheme (On Shing Court) in Area 8 and Tin Ping Estate for rental housing had been completed.
Community Facilities	Phase I of the Fanling Hospital expansion and improvement work, and a Local Open Space in Area 13A had been completed. Construction of the Fanling Magistracy Building and the Fanling Primary Health Care Centre have commenced.

Private Development The residential and commercial/residential buildings in Area 13A were completed. One commercial/residential site in Area 5 has been disposed in April 1998. Low density private residential developments in Area 1, Areas 11B and 22B had been completed and occupied.

		Up to <u>31.12.99</u>	After <u>31.12.99</u>
Serviced Land Availability (Hectares)	Industrial (Net)	-	-
	Commercial/Residential (Net)	29.52	12.91
	Public Housing/HOS/PSPS (Gross)	10.40	-
	G/IC and Other Uses (Gross)	52.31	24.03

6.6 Package 6

Estimated Cost	\$7,539.38M
Maximum Population Estimate as at 30.6.2005	65,440
Estimated Population as at 30.6.99	32,950
as at 30.6.2000	33,800
Planning Areas	2B, 16, 18, 19, 21, 23, 32, 33, 34, 35, 36, 38 & 39
Engineering Works	Formation and servicing works of Area 18, 19, 21, 23, 34 and 39 had been completed. Sutlej River Training Stage II for the flood protection at Tsung Pak Long and Tai Tau Leng was completed in October 1998. River training works for Lower River Indus and River Beas and river training work for Upper River Indus commenced in March 1999 and August 1999 respectively. The completion of the former contract is expected by mid 2001 while the later one is by year 2002. The Phase 1 of the formation and servicing in Area 36 for roads and a

public housing site has commenced in March 1998. The detailed design for the Phase 2 site formation and servicing in Area 36 for a Housing Society site, school, and government facilities has been completed.

The works are planned to commence in August 2000.

Public Housing

The Public Housing Rental Estate (Ka Fuk Estate) and Home Ownership Scheme (Ka Shing Court) in Area 39A had been completed and occupied. Construction of the Private Sector Participation Scheme in Area 18 (Wing Fuk Centre) and (Wing Fai Centre) had been completed. Construction of the public rental estate in Fanling Area 36 has commenced.

Community Facilities

A local open space project with 4 sites in Area 23 had been completed. The North District Hospital with its own polyclinic and quarters has been completed. The construction of a residential cum GIC development in Area 19 has commenced. The GIC facilities will be all accommodated within the podium level of the development and include, among other things, a market, library, youth centre and community hall. A skills opportunity school in Area 18 has been completed.

Private Development

In Area 19, a high density residential development has been completed and occupied, commercial/residential development is under construction and a proposed residential cum GIC development will be commenced. These residential developments are planned for Area 19 which would be an extension of Luen Wo Hui. Low density residential development is planned in Area 23. Pak Fuk Tsuen in Area 39A has been occupied by low density residential development.

		Up to <u>31.12.99</u>	After <u>31.12.99</u>
Serviced Land Availability (Hectares)	Industrial (Net)	-	-
	Commercial/ Residential (Net)	20.68	5.87

Public Housing/HOS/PSPS (Gross)	8.64	7.57
G/IC and Other Uses (Gross)	48.19	19.56

6.7 Package 7

Estimated Cost	\$4,729.54M
Maximum Population Estimate at 30.6.2001	68,300
Estimated Population as at 30.6.99	50,210
as at 30.6.2000	63,980
Planning Areas	40, 41, 42, 43, 44, 45, 46, 47, 48, 49 & 50.
Engineering Works	Formation and servicing of Fanling South Stages I to IV had been completed. Construction of a footbridge across Yat Ming Road was completed in early 1997. Formation for a secondary school site in Area 40 has completed.
Public Housing	Construction for the Home Ownership Scheme (Yan Shing Court) in Area 46 has been completed. The Public Rental Housing Estate (Wah Sum Estate) and Home Ownership Scheme (King Shing Court) in Area 47B had been completed. Construction of the Home Ownership Scheme (Cheong Shing Court) and public housing (Yung Shing Court) in area 49A has been completed in early 2000.
Community Facilities	The secondary school in Area 40 and the primary school in Area 44 are under construction. A secondary school in Area 49A was completed in August 1998. A district open space in Area 46 was completed in mid 1996.
Private Development	Residential development in Area 47 has been completed and occupied while village-type development is planned for Area 48 and 49B.

		<u>Up to 31.12.99</u>	<u>After 31.12.99</u>
Serviced Land Availability (Hectares)	Industrial (Net)	3.17	2.36
	Commercial/ Residential (Net)	15.83	-
	Public Housing/HOS/ PSPS (Gross)	19.62	-
	G/IC and Other Uses (Gross)	31.73	5.52

6.8 Package 97 - NENT Landfill

This package relates to works for development of the North East New Territories landfill, village upgrading and infrastructure improvement works to Ta Kwu Ling area and upgrading of Sha Tau Kok Road.

Estimated Cost \$1,951.55M

Maximum Population)
Estimate)
Estimated Population) NA
Planning Areas)
Serviced Land)
Availability)

Projects within the programme cover the following engineering works :

- (i) Detailed design and construction of Phase I of the landfill which includes site formation works and the provision of deep wells, river training works and a new access road.
- (ii) The provision of the Ta Kwu Ling Rural Centre.
- (iii) The provision of on-site leachate pretreatment works and discharge pipeline to Shek Wu Hui Sewage Treatment Works, upgrading of sewage treatment plant at Shek Wu Hui.
- (iv) Sewage treatment facilities for Ta Kwu Ling Rural Centre, Ping Che Road widening and improvements to local feeder roads.

6.10 Sha Tau Kok

Estimated Cost	\$390.11M		
Maximum Population Estimate as at 30.6.2005	4,790		
Estimated Population as at 30.6.99	3,820		
as at 30.6.2000	3,960		
Planning Areas	N.A.		
Engineering Works	The formation and servicing works, including the construction of a permanent sewage treatment plant had been completed. The reprovisioning of the Tin Hau Temple in Area 13 and the improvement works to Lin Ma Hang Road had also been completed.		
Public Housing	Construction of the Rural Public Housing Estate Phases 1, 2, 3 and 4 by the Hong Kong Housing Society had been completed.		
Community Facilities	Construction of the town square in Area 9 had been completed. The Sha Tau Kok market and cooked food centre had been substantially completed.		
Private Development	Sites are reserved for medium-density residential and industrial developments.		
		<u>Up to</u> <u>31.12.99</u>	<u>After</u> <u>31.12.99</u>
Serviced Land Availability (Hectares)	Industrial (Net)	0.08	-
	Commercial/ Residential (Net)	5.15	0.69
	Public Housing/HOS/ PSPS (Gross)	3.16	-

G/IC and 9.1 0.49
Other Uses
(Gross)

6.11 Package 99 – Planning and Development Study in North East New Territories

The Territorial Development Strategy Review released for public consultation in mid-1996 has recommended both medium and long term strategies to meet the territory's development needs up to years 2006 and 2011 respectively. With the present population forecast, it is anticipated that the development capacity of all currently approved plans and programmes, particularly those related to meeting housing demand, will be virtually exhausted by 2001.

The Review has identified North East New Territories, amongst others, having potential to accommodate major population and employment growth and other developments. Accordingly, a study to identify strategic growth areas suitable for development in the North East New Territories to accommodate :-

an extra population of 140,000 and employment nodes
of 20,000 jobs by 2011; and

long term population growth beyond 2011,

and to determine the infrastructure needed to sustain the proposed development by 2011. The study adopts a fast track and innovative approach by undertaking planning and engineering investigations concurrently, thereby reducing the overall study period. Assessment of environmental impacts and traffic and transport matters also forms part of the study scope.

Output of the study will include general planning parameters for recommended developments within and outside the strategic growth areas, implementation programme for supporting infrastructure projects and preliminary engineering designs. This will enable detailed design of construction works to commence immediately to ensure timely completion of the recommended developments.

Based on the current study programme, the planning studies of strategic growth areas will be concluded in the second quarter of 2000. The final report on the study and the preliminary design of the proposed infrastructure are anticipated to be completed by 2000.