

## **Overview**

In the Chief Executive's 2007 Policy Address, the development at Lok Ma Chau Loop (LMC Loop) is one of the ten major infrastructure projects for economic growth of the Hong Kong Special Administrative Region (HKSAR). The HKSAR Government would work with the Shenzhen authorities to tap the land resources of the LMC Loop to meet future development needs and consolidate the strategic position of Hong Kong and Shenzhen in the Pan-Pearl River Delta region.

To facilitate this, a "Hong Kong-Shenzhen Joint Task Force on Boundary District Development" (the Joint Task Force) was set up in December 2007. At its first meeting held in March 2008, it was agreed that both sides would conduct a joint study on planning, environmental and engineering feasibility for the development of the LMC Loop.

Subsequently, public engagement exercise on the possible future land uses of the LMC Loop was held in June and July 2008 in both Hong Kong and Shenzhen. Among the public views received, higher education, research and development of new high technology and cultural and creative industries gained wide public support on both sides.

The Hong Kong and Shenzhen Governments subsequently signed the "Letter of Intent on the Use of Cross-boundary Land Upon Training of Shenzhen River" at the Third Meeting of the Joint Task Force on 27 April 2009. It was stated in the Letter of Intent that both Governments initially considered that higher education could be the leading land use in the LMC Loop complemented with high-tech research and development facilities as well as cultural and creative industries.

In May 2009, Planning Department in association with Civil Engineering and Development Department commissioned Ove Arup and Partners Hong Kong Ltd for undertaking the "Planning and Engineering Study on Development of Lok Ma Chau Loop – Investigation" (the Study). The Study commenced on 1 June 2009 and will take about 28 months for completion in end 2011.

## **Study Objective and Scope of Work**

The overall objective of the Study is to formulate a comprehensive plan for development and implementation of the Developments and Infrastructure with a view to developing a sustainable, environmentally friendly, energy efficient and people oriented community. The LMC Loop should be developed on the basis of mutual benefit to both Hong Kong and Shenzhen, and should provide quality environment and convenience to occupants/users.

To address the Study Objective, the Study will:-

- carry out planning, environmental and engineering feasibility studies and associated site investigation works with a view to formulating land use and development proposals
- confirm the feasibility of implementing the land use and development proposals
- carry out preliminary engineering design
- formulate the implementation strategies and programme for delivering the Developments and Infrastructure
- review land uses alongside the supporting infrastructure to be proposed in areas adjoining the LMC Loop in Hong Kong

## **Key Tasks in the Assignment**

The key tasks required in the assignment include the following:-

- Update the baseline profile of the Study Area and review the key issues
- Formulate Guiding Principles, Conceptual Land Use Options, Preliminary Outline Development Plan (ODP) and Preliminary Master Urban Design and Landscape Plan
- Undertake Broad Cost, Technical, Environmental and Air Ventilation Assessments
- Conduct Stage 1 Public Engagement
- Formulate Preferred Land Use Option and Recommended ODP
- Undertake detailed Technical Assessments
- Undertake Environmental Impact Assessment (EIA)
- Formulate Preliminary Layout Plan and Draft Master Urban Design and Landscape Plan
- Formulate Implementation Strategy, Cost and Revenue Estimate and Development Programme
- Conduct Stage 2 Public Engagement
- Formulate Finalised Layout Plan, Technical Assessments, Master Urban Design and Landscape Plan, Implementation Strategy, Cost and Revenue Estimate and Development Programme
- Formulate inputs for Preparation of Project Definition Statement and Technical Feasibility Statement
- Formulate Design Memorandum, Preliminary Engineering Layout and Design, and Preparation for Advance Works
- Prepare Final Report and Executive Summary

### **Major Issues to be Examined**

In the formulation of proposals for the LMC Loop development, consideration would be given to the following major issues:-

- Land Use and Planning

The preferred land use option and Recommended ODP for the LMC Loop have to be formulated with estimations on the population/employment size, with consultation of relevant stakeholders based on higher education as the leading land use complemented with high-tech research and development facilities and cultural and creative industries, taking into account development opportunities and constraints of the LMC Loop and the socio-economic development and needs of both Hong Kong and Shenzhen.

- Access and Infrastructure

Feasible physical connections linking the LMC Loop with Shenzhen, and with cross-boundary facilities and major transport network and nodes in Hong Kong would be explored and recommended, with a view to facilitating convenient access to and from the LMC Loop. Provision of infrastructure, utilities and G/IC facilities has to be adequate to support the development of the LMC Loop.

- Feasibility and Implementation

The feasibility of handling the contaminated mud, as well as realising the preferred land use option, Recommended ODP and the associated Infrastructure would be explored, taking into account the detailed technical and engineering assessments. An implementation strategy, a cost and revenue estimate and a development programme for the Developments and Infrastructure would be formulated. The financial implications to the Government, including the cost of soil decontamination, land resumption and clearance costs, cost of Developments and Infrastructure, and land revenue would be examined.

- Project Co-ordination and Public Engagement

Close coordination and liaison with relevant offices/consultants of the Shenzhen authorities would be undertaken for conducting the Study to achieve holistic planning. Public participation in the study process is also vital to gauge public feedback and explore good development concepts from the community.

- Environment and Sustainability

The environmental acceptability of the preferred land use option, Recommended ODP and the associated Infrastructure would be assessed by conducting an EIA as required under EIA Ordinance. Features and innovative ideas would be proposed to achieve the objective of developing a sustainable, energy efficient, environmentally friendly and people oriented community.

### **Public Engagement Programme**

A comprehensive Two-Stage Public Engagement programme will be carried out to ensure timely incorporation of public views into the planning and design of the LMC Loop.

The Stage 1 Public Engagement will engage the public on discussing the conceptual land use options and Preliminary ODP. It is scheduled to commence in the first half of 2010. Under the Stage 2 Public Engagement, the public will be briefed on how the comments received during the Stage 1 Public Engagement are incorporated in formulating the Recommended ODP, Preliminary Layout Plan and Draft Master Urban Design and Landscape Plan for the Developments and Infrastructure, and obtain feedback to facilitate final refinement of Layout Plan and proposals.