

**Response to Members' concerns and suggestions on
the Study on South East New Territories Development Strategy Review
at the LegCo Panel on Planning, Lands and Works Special Meeting held on 22 January 2002**

Item	Members' concerns and suggestions	Response by Administration
(a)	The Administration should bear in mind the diverse mode of leisure activities of citizens such as family trips, training camps, elderly resort programmes, etc. in planning for the leisure facilities and ancillary facilities in SENT	Agreed. The SENT Recommended Development Strategy (RDS) seeks to provide a great variety of recreational facilities in the area including nature trails and holiday camps.
(b)	Supported the concept of development SENT into the "Leisure Garden of Hong Kong" and agreed that adequate public transport facilities should be provided for visitors to travel to the different tourist nodes. Adequate car parking facilities should be provided for the public to "park and enjoy" their day out in the Sai Kung District.	Adequate public transport and car parking facilities will be provided in the proposed 'Gateway Centre' at Sai Kung Town for the public to park and change to other transport modes to visit various tourism attractions in the area. Such "park and enjoy" facilities are also proposed in Ho Chung and Pak Tam Chung.

(c)	<p>Transport facilities to Tai Long Wan should be developed to facilitate access to the area for economical recreational activities. Considered building a marine park and providing water recreational/sports facilities in the area.</p>	<p>Tai Long Wan has high conservation and landscape value. The SENT RDS does not recommend any large scale development and transport infrastructure for the area. The proposal to designate Tai Long Wan as a Marine Park and to provide water recreational/sport facilities is being considered by the Agriculture, Fisheries and Conservation Department.</p>
(d)	<p>The Administration should clearly specify the areas for conservation in SENT and relevant resources to achieve the conservation objective.</p>	<p>To promote conservation in SENT, the landscape and conservation framework of the SENT RDS has identified areas of ecological interest as “no-go” area as well as other areas of conservation value. It recommends the extension of the Ma On Shan Country Park to cover the Ho Chung Valley woodlands and designation of Tung Lung Chau as a Country Park. Moreover, the SENT RDS will form the basis for the preparation of statutory plans which will provide statutory planning controls to help conserve the areas of conservation and landscape interest.</p>
(e)	<p>Concerned about possible adverse impacts of tourism on the environment of the area and urged the Administration to put in place suitable measures to protect the environment whilst developing the area. Had reservation on the proposed low and medium density housing developments in the area.</p>	<p>The SENT RDS has recommended conservation of majority of the area, with small-scale developments at suitable locations that will be sustainable. For the proposed medium and low density housing developments, they are confined mainly to a few locations near Sai Kung Town where a vibrant township already exists. Broad technical assessments undertaken during the study process have ascertained that the areas identified suitable for development would have insignificant impacts on the environment.</p>

(f)	<p>Enquired about the measures to revitalize dilapidated sites and buildings in private lots along the main highways in the Sai Kung District. Since only about 12% of the agriculture land in the Study area was under active cultivation, proposed to develop some of the remaining agricultural land for leisure farming activities open to direct participation of the general public.</p>	<p>The SENT RDS recognized the potential for leisure agriculture development at abandoned farmlands in Pak Kong area, especially along Hiram's Highway, and in Ho Chung Valley. These areas have been proposed to become a specialized corridor for horticultural/market gardening and leisure agriculture activities.</p>
(g)	<p>Criticized that the land-use zoning of the SENT region had restrained the development potential of the region. Urged the Administration to take into account the rights of the private land owners involved and the views of the Rural Committees in the New Territories in reviewing the land uses of SENT and in drawing up the development plans.</p>	<p>The SENT RDS provides broad frameworks, which aim at promoting sustainable development and conservation in the area, to guide future planning of the area. When detailed development plans are prepared, the development rights of land owners and local views will be given due consideration.</p>