

**For discussion  
on 30 October 2012**

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

**North East New Territories New Development Areas  
Planning and Engineering Study –  
Public Comments Received from Stage 3 Public Engagement**

**Purpose**

This paper is to brief Members on the public comments received from the Stage 3 Public Engagement (PE3) exercise of the North East New Territories New Development Areas Planning and Engineering Study (the NENT NDAs Study) and to invite Members to note the major issues of public concern and the Administration's initial responses.

**Background of the NENT NDAs**

2. The Territorial Development Strategy Review undertaken in the early 1990s had already proposed that the potential for strategic growth in the NENT areas be examined. The Planning and Development Study on NENT, commenced in 1998, identified Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) as suitable for NDAs development. The public was consulted on the development proposal in 1999/2000. In 2003, having regard to the housing demand at the time, the Government decided to shelve the NDAs proposal pending a comprehensive review of Hong Kong's overall planning under the Study on Hong Kong 2030: Planning Vision and Strategy (the HK2030 Study).

3. The HK2030 Study commenced in 2001 and completed in 2007. The Administration issued the Final Report of the HK2030 Study in October 2007. The HK2030 Study was a comprehensive review of Hong Kong's territorial development strategy for formulating a broad planning framework to guide the future development of Hong Kong up to year 2030. It recommended proceeding with the KTN, FLN and PC/TKL NDAs as well as

the Hung Shui Kiu NDA to address long-term housing demand and to provide employment opportunities. The NENT NDAs and Hung Shui Kiu NDA were included as one of the ten major infrastructure projects in the 2007-08 Policy Address.

4. In accordance with the proposals set out in the HK2030 Study, we briefed the Panel on Development of Legislative Council (the Panel) on the general planning concepts of the NDAs on 27 November 2007 [LC Paper No. CB(1) 297/07-08(05)] and commenced the NENT NDAs Study in June 2008 to formulate a planning and development framework for the NDAs. The Study adopts a three-stage PE Programme to facilitate public discussions and foster consensus building. The Stage One Public Engagement (PE1), which was conducted from November 2008 to February 2009, was to solicit public views on the vision and aspirations for the NDAs. The Stage Two PE (PE2), which was conducted from November 2009 to January 2010, was to consult the public on the Preliminary Outline Development Plans (PODPs) of the NDAs.

5. During the PE1 and PE2 exercises, we consulted the Panel on 25 November 2008 and 24 November 2009 respectively [LC Paper Nos. CB(1)232/08-09(12) and CB(1)396/09-10(09)], North District Council (DC), relevant Rural Committees (RCs), professional bodies, Town Planning Board, members of relevant local groups, and other stakeholders. More than 30 briefings were held. During both PE exercises, community workshops and public forums on the vision for the NENT NDAs and PODPs were also held. The collected views and proposals were uploaded onto the Study website ([www.nentnda.gov.hk](http://www.nentnda.gov.hk)).

6. During the PE1 and PE2 exercises, the public put forward a lot of valuable comments on the NENT NDAs. At the meetings of the Panel, Members raised a number of comments on various issues including planning for suitable land uses to enhance Hong Kong's competitiveness, minimisation of conflict between conservation and development, private land ownership and rehousing/relocation issues, timely provision of sufficient community facilities and open space, and expanding the scale of the NDAs development to cope with future housing needs and to create more job opportunities. During the PE1 consultation period, there were also comments on the issue of connectivity between the NDAs and Shenzhen, and suggestions for including "cross-boundary integration of Shenzhen and Hong Kong" as one of the topics

in the PE exercise.

### **PE3 Exercise**

7. In the light of various views collected from the PE1 and PE2 exercises, we worked out the Recommended Outline Development Plans (RODPs) for the KTN, FLN and PC/TKL NDAs, outlining specific land use proposals. PE3 was carried out between mid June and end September 2012 (the closing date for the exercise was extended from end August 2012 originally to end September 2012 on public requests) to gauge public views on the RODPs for the NDAs. We would adjust the RODPs based on the views collected and prepare/amend the relevant Outline Zoning Plans under the statutory procedures for putting the planning of the NDAs into implementation. The development of infrastructure and relevant works projects as well as land resumption, clearance and compensation in relation to these works projects would then be rolled out.

8. Under the RODPs, about 533 hectares of developable land would be provided in the NDAs, including about 150 hectares of housing land to provide some 53,800 new housing units for about 151,600 persons. In the proposed scheme, about 23,100 housing units (43%) would be for public rental housing (PRH) and about 30,700 units (57%) for private housing. We also estimate that about 52,000 jobs would be provided within the NDAs, including those at the “Commercial, Research and Development” sites in KTN and the special industries area in PC/TKL. The development theme, major land uses and key development parameters of the NDAs are summarised in **Enclosure 1** and set out in detail in the PE3 Digest (**Enclosure 2**).

9. During the PE3 exercise, 35 briefings and meetings with relevant bodies were held. They mainly included the Panel, Town Planning Board, Heung Yee Kuk, North DC and relevant RCs, Advisory Council on the Environment, Housing Authority and Land Development Advisory Committee, professional bodies, local concern groups and other stakeholders such as green groups. We also publicised PE3 through various channels including newspaper advertisements and delivering letters and posters to relevant parties. Roving exhibitions were held at the North District, Sha Tin and North Point Government Offices. The background information, consultation documents, video and executive summary of technical documents were uploaded onto the

above Study website for public viewing. Two public meetings in Kwu Tung North and Sheung Shui were held on 29 July and 22 September 2012, attended by over 600 and over 5,000 people respectively. About 10,000 written comments have been received.

10. During the PE3 exercise, we consulted the Panel on 28 June 2012 [LC Paper No. CB(1)2207/11-12(03)]. Members' comments at the meeting covered a number of aspects, including the implementation approach (particularly whether there was flexibility for private sector participation), plans of preserving agricultural land and Long Valley, adequacy of compensation to landowners, extension of consultation period (until end August 2012 originally), possibility of increasing development intensity, and impacts on designation of "Green Belt" and "Village Type Development" zonings in the NDAs. Major public views received from the PE3 exercise and issues of public concern are summarised below.

### **Major Issues of Public Concern and the Administration's Initial Responses**

#### Allegation of "Hong Kong-Shenzhen Unification" and "Selling Out Hong Kong"

11. Quite a lot of comments received in the PE3 exercise are against the NDAs proposal in part or in whole, most of which did not appear in the PE1 and PE2 exercises. Some comments allege that the proposed NDAs development is mainly for "Hong Kong-Shenzhen Unification", saying that the Government is planning to integrate the NENT NDAs with Shenzhen into a boundary zone with a view to serving the Mainlanders who do not need an entry permit. Some even allege the Government of "selling out Hong Kong", believing that the NDAs are planned by or for the Mainland, which undermines the principle of "One Country, Two Systems" and high degree of autonomy as stipulated in the Basic Law. Some comments mention that the NDAs will mainly be used as residential areas that "serve the rich Mainlanders", claiming that the Mainlanders would be the main buyers of the private housing units in the NDAs. Hence, the NDAs will become the rich Mainlanders' place of residence.

12. These allegations are entirely groundless. The NDAs are Hong Kong's new towns, which are planned and developed for meeting the long-term

housing demand in Hong Kong, and also for providing employment opportunities. Public housing estates are planned in the areas to address the need of those waiting for public housing while other planned private housing are mostly small- and medium-sized units to suit Hong Kong people. The employment opportunities provided by the planned commercial and other economic activities also mainly cater for Hong Kong's residents. In fact, during the PE1 exercise, some considered that attention should be drawn to the long-term development of the whole Pearl River Delta, which includes Hong Kong, when planning the NDAs. Therefore, when formulating the planning proposals for the NDAs, apart from providing housing land supply, we also considered the strategic location of NDAs being in close proximity to the boundary district, which can provide land for the development of local industries. The concept has been reflected on the PODPs under the PE2 as well as the RODPs in the PE3. Land is reserved in the NDAs for special industries and industries which Hong Kong enjoys clear advantages to boost economic development of Hong Kong. The Administration has not proposed to integrate the NENT with Shenzhen by opening up the border area, and building up a residential area for the Mainlanders is not a guiding principle for the NDAs.

#### Need or Urgency for the NDAs

13. Some people are of the view that there is no imminent need for the NDAs due to slower population growth. Some others say that there is actually a large quantity of vacant land in the developed areas of Hong Kong, which can be used for residential development. Hence, there is no or no imminent need for developing the NENT.

14. The above allegations largely stem from misconceptions. According to the latest population projections, there will still be an increase of about 1.4 million people in the coming 30 years. Moreover, the Administration has already provided detailed explanations on the unused government land. Existing land immediately available for large-scale housing development is limited. Hence, it is necessary for the Administration, through conducting various planning and engineering studies (including that for the NENT NDAs), to develop additional land to meet the medium- to long-term housing, economic and social development needs of Hong Kong.

## Development Intensity and Public-Private Housing Ratio

15. There are also comments which consider the proportion of public housing development too low, the supply of small- and medium-sized flats insufficient and the low density residential developments too many. These may not help address Hong Kong's housing problem. Some members of the public therefore suggest increasing the supply of PRH, introducing new Home Ownership Scheme (HOS) sites, and taking forward the policy of "Hong Kong property for Hong Kong residents" in the NDAs.

16. To address the housing shortfall, some people proposed during the PE3 exercise that the development intensity of the NDAs should be increased and more land should be earmarked for PRH and new HOS developments. In fact, in response to suggestions in the PE2 exercise, the plot ratios of the "Residential Zone 2" and "Residential Zone 3" sites in the KTN and FLN NDAs had already been increased from 3 to 3.5 and from 1 to 2 respectively in the RODPs. Together with other layout changes, the total flat supply was increased from 45,800 to 53,800 (i.e. an increase of about 8,000 flats) as proposed under the RODPs.

17. In response to the comments, we will vigorously consider further increasing the development intensity and housing supply. However, this should be taken in a holistic manner, balancing such factors as efficient use of scarce land resources, sufficient supporting infrastructure, the need for more housing units, as well as the growing public aspirations for a quality living environment.

18. A balanced mix of public and private housing with timely provision of community facilities and diversified employment opportunities would help establish balanced and harmonious communities<sup>(1)</sup>. Under the RODPs, some 23,100 (43%) new residential units are planned for PRH and the remaining 30,700 units (57%) for various types of private housing. The Government would identify suitable sites for PRH and new HOS developments. The preliminary study result shows that there is room to increase the ratio between public and private housing in the NDAs to over 50%. Nevertheless, we must

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<sup>(1)</sup> The balanced community mix concept is considered as a major consideration in the planning of new development areas located farther away from the main urban core under 'A study on Tin Shui Wai New Town' carried out by the University of Hong Kong in 2009 ([www.pland.gov.hk/pland\\_en/p\\_study/comp\\_s/index.html](http://www.pland.gov.hk/pland_en/p_study/comp_s/index.html)).

pay heed to the overall public and private housing mix to avoid over-concentration of public housing. We will also need to ensure sufficient provision of employment and various government, institution and community (G/IC) facilities in tandem with the population build-up.

#### Comments Proposing Specific Amendments to the RODPs

19. During the PE3 exercise, we also received comments proposing specific amendments to the RODPs. These comments include objections to the proposed extension to the existing Shek Wu Hui Sewage Treatment Works and some of the proposed road schemes, proposed amendments to specific sites on the RODPs to allow developers to implement their original residential development projects, requests for removal of the proposed Police training facilities from the FLN NDA, requests for re-planning of the proposed sports complex and outdoor recreational centre in KTN to minimize impacts on the existing residents, and proposed adjustments to the proposed land use zonings and zoning boundaries on the RODPs. We will examine the planning merits of these comments in detail when considering amendments of the RODPs for the NDAs.

#### Implementation Approach and Arrangement of the NDAs Proposal

20. The Real Estate Developers Association, Heung Yee Kuk N.T. and some developers express views against the Conventional New Town Approach (CNTA) proposed by the Government during the PE3 exercise for implementation of the NDAs proposal. Under such approach, the Government will resume and clear all the private land planned for public works projects, public housing and private developments, carry out site formation works and provide infrastructure before allocating land for various purposes including disposal of the land planned for private developments in the market. They are of the view that the private sector has continued to assemble land within the NDAs with a legitimate expectation that the Government would process land exchange applications in accordance with the prevailing land policy. They allege that the CNTA will likely be subject to legal challenge if the Government insists on adopting the CNTA to sell the land resumed for private development. In implementing the NDAs proposal, the Government has been urged to allow land exchange and/or issue land exchange entitlements (similar to Letters A and B issued before 1983) to the affected landowners other

than land compensation.

21. Some landowners also raise objection to resuming private land by the Government as they would be deprived of the opportunities to participate in the NDAs development. However, some other landowners welcome the proposal to resume their land for NDAs development and some existing tenants on private land also prefer clearance by the Government rather than by private developers as there are established compensation and rehousing arrangements for land resumption and clearance. Given that land is resumed and cleared by the Government for public works projects, even tenants or residents other than landowners will also be granted compensation and rehousing based on eligibility.

22. On the implementation approach of the NDAs, we have listed this issue as a discussion item for public consultation during the PE1 and PE2 exercises. We have been open-minded on the adoption of the CNTA or the public sector participation approach on which a feasibility study has been conducted. Upon careful consideration of the public comments received from the previous two PE exercises and balancing all relevant considerations, we consider the CNTA more desirable as it will enable synchronisation of various developments with provision of supporting infrastructure and public facilities. The CNTA will also ensure balanced development with appropriate mix of public and private housing, commercial and business uses, open spaces and G/IC facilities. We therefore proposed to implement the NDAs proposal by the CNTA during the PE3 exercise. As we advised the Panel in response to a number of Members' relevant enquires on 28 June this year, whether some kind of flexibility could be built in for public-private partnership in implementing the NDAs project would depend on whether it could address the need for timing provision of housing supply (including new HOS units) and the public perception of such approach. The Administration would duly consider the comments received in the PE3 exercise before deciding on the final implementation approach and arrangements for the NDAs proposal.

#### Impacts on Existing Residents and Compensation and Rehousing

23. The NDAs project is still under planning and has not entered the actual development and implementation stage. It is therefore still premature to address the issue of compensation and rehousing arrangements. However,



at the public forums and meetings with the locals during the PE3 exercise, concerns raised by most residents on the NDAs project are related to compensation and rehousing. Many of the affected local residents object to the NDAs project as they consider that the Administration has not proposed a compensation and rehousing/reprovisioning package acceptable to them.

24. Some commenters consider that the existing rural environment in the NENT should be retained. Some strongly demand “no removal and no clearance”, requesting that the current living style of the squatters and farmers who have been living in the areas for a long time be retained. Some also express that new coming residents and farmers should also be entitled to a rural life, adding that their houses should not be removed or demolished simply because they are squatters (they are unlawful irrespective of whether they are built on government or private land). Some affected people have expressed that if development has to proceed, local rehousing should be provided, with exemption from the Comprehensive Means Test which is currently required by the Housing Authority. Some have stated that the compensation and rehousing package should be similar to those offered under the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link and the Liantang/Heung Yuen Wai Boundary Control Point projects. At the same time, however, some squatter residents raise concern about the delayed implementation of the development proposals, as they are worried that there will be no proper rehousing arrangements should the landowners take back their land.

25. As in the past, land resumption and clearance is unavoidable for the development of new towns. While the planning of the NENT NDAs has minimised the impacts on the existing residents as far as possible, it is still necessary to resume and clear the land for the provision of road infrastructure, public housing, public facilities as well as residential and commercial developments. It is thus inevitable that some residents would be affected. In response to public requests, we have reserved a site of about 3.2 hectares in the KTN NDA to provide local rehousing for eligible affected households. Besides, we are reviewing the existing compensation and rehousing arrangements having regard to the past experience in major public works projects with a view to working out more desirable compensation and rehousing arrangements for site clearance based on the premise that such arrangements are reasonable and sensible.

### Loss of Agricultural Land and Assistance to Displaced Farmers

26. Comments have been raised that the proposed development would uproot the existing agricultural activities and adversely affect the livelihood of the existing farmers. Some criticise the lack of policy for sustaining and promoting local agriculture and request that sufficient land within the NDAs should be reserved for agriculture.

27. It is inevitable that some existing farmers would be affected by the NDAs development. Under the RODPs, the core of Long Valley area is designated as a Nature Park (about 37 hectares) where, under Government's management, wet agriculture practice could be allowed. In addition, two pieces of land to the north and south of the Nature Park (about 45 hectares) and a piece of land in Fu Tei Au in the FLN NDA (about 9 hectares) would be maintained as "Agriculture" zone, in which existing farming practice could continue.

28. Under the prevailing policy, the affected farmers could purchase or rent farmland at suitable locations to continue farming, and the Agriculture, Fisheries and Conservation Department (AFCD) would assist in lining up interested farmers with concerned landowners to discuss rental arrangements. Moreover, we are working closely with the Food and Health Bureau and AFCD with a view to further assisting the affected farmers, including identification of land (no matter Government or private) suitable for agricultural rehabilitation mainly within "Agriculture" and "Green Belt" zones in the vicinity of the NDAs.

### Inadequate Public Consultation

29. There are criticisms that many affected people in PC/TKL were not aware of the proposed NDAs development until recently and that the Government has not properly engaged them in the planning process.

30. We publicised the three-stage PE exercises through different channels in the study process. We have also tried our best to publicise the development proposals and consult the local community through the existing district consultation mechanism (including the North DC Council and concerned RCs Committees). Although the PE3 exercise has already come to an end, we are

willing to listen to any further views on the NENT NDAs and to communicate with the stakeholders so that when collating and analysing the views on the NENT NDAs Study, we can consider all the views holistically.

### **Way Forward**

31. We are still in the process of collating and analysing the public comments on the NENT NDAs Study collected during the PE3 exercise, including those mentioned above. We will consider and assess the comments carefully and examine from the planning and engineering feasibility perspectives whether and how to adjust the RODPs to address the comments. Subject to the assessments, we will amend the planning proposals as appropriate and publicise the amendments as soon as possible. We expect to publish the PE3 Report in the first half of 2013. We would then commence the statutory planning procedures and other preparation work associated with the development project, including communicating with the stakeholders on the compensation and rehousing arrangements for land resumption and clearance.

### **Advice Sought**

32. Members are invited to note the public views received from the PE3 exercise of the NENT NDAs Study, the major issues and the way forward.

**Development Bureau**

**Civil Engineering and Development Department**

**Planning Department**

**October 2012**

**Enclosure 1**

**Development Themes, Major Land Uses and Key Development Parameters**

	<b>KTN NDA</b>	<b>FLN NDA</b>	<b>PC/TKL NDA</b>	<b>Total</b>
<b>Development Theme</b>	Mixed Development Node	Riverside Township	Quality Business/ Residential Area	-
<b>Major Land Uses</b>	Residential; Commercial, Research & Development; Long Valley Nature Park	Residential; Government Facilities	Residential; Special Industry; Government Facilities	-
<b>Total Area (ha)</b>	450	166	171	787
<b>Developable Area<sup>(a)</sup> (ha)</b> <b>(% Total)</b>	251 (56%)	129 (78%)	153 (90%)	533 (68%)
<b>New Population<sup>(b)</sup></b>	81,900	52,100	17,600	151,600
<b>New Residential Units</b>	28,700	18,600	6,500	53,800
<b>Housing Mix (Public:Private)</b>	55:45	39:61	0:100	43:57
<b>Plot Ratio</b>	2 – 5	2 – 5	0.75 – 2.5	-
<b>Maximum Height</b>	35 storeys	35 storeys	10 storeys Special Industry: 35m	-
<b>Estimated Increase in Employment</b>	35,400	6,000	10,700	52,100

(a) Referring to areas with new developments on the RODPs, excluding areas zoned “Village Type Development”, “Conservation Area”, “Green Belt”, “Agriculture” and “River Channel”, as well as those already occupied by existing/committed developments which have to be retained in future.

(b) Excluding those in indigenous villages and existing/committed developments.

**Kwu Tung North New Development Area**

“Mixed Development Node” - Making good use of the transportation network to create a new development area with a mix of commercial, residential and R&D uses, as well as land for ecological conservation



Kwu Tung North New Development Area | Pages 6-9

**Fanling North New Development Area**

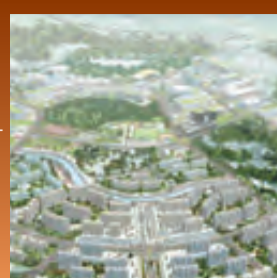
“Riverside Township” - A new development area closely integrated with the Fanling/Sheung Shui New Town



Fanling North New Development Area | Pages 10-13

**Ping Che / Ta Kwu Ling New Development Area**

“Quality Business/Residential Area” - Capitalising on the strategic location to provide development spaces for special industries and the industries where Hong Kong enjoys clear advantages to support economic development, complemented with medium and low-density residential developments to create a quality living environment



Ping Che/Ta Kwu Ling New Development Area | Pages 14-17

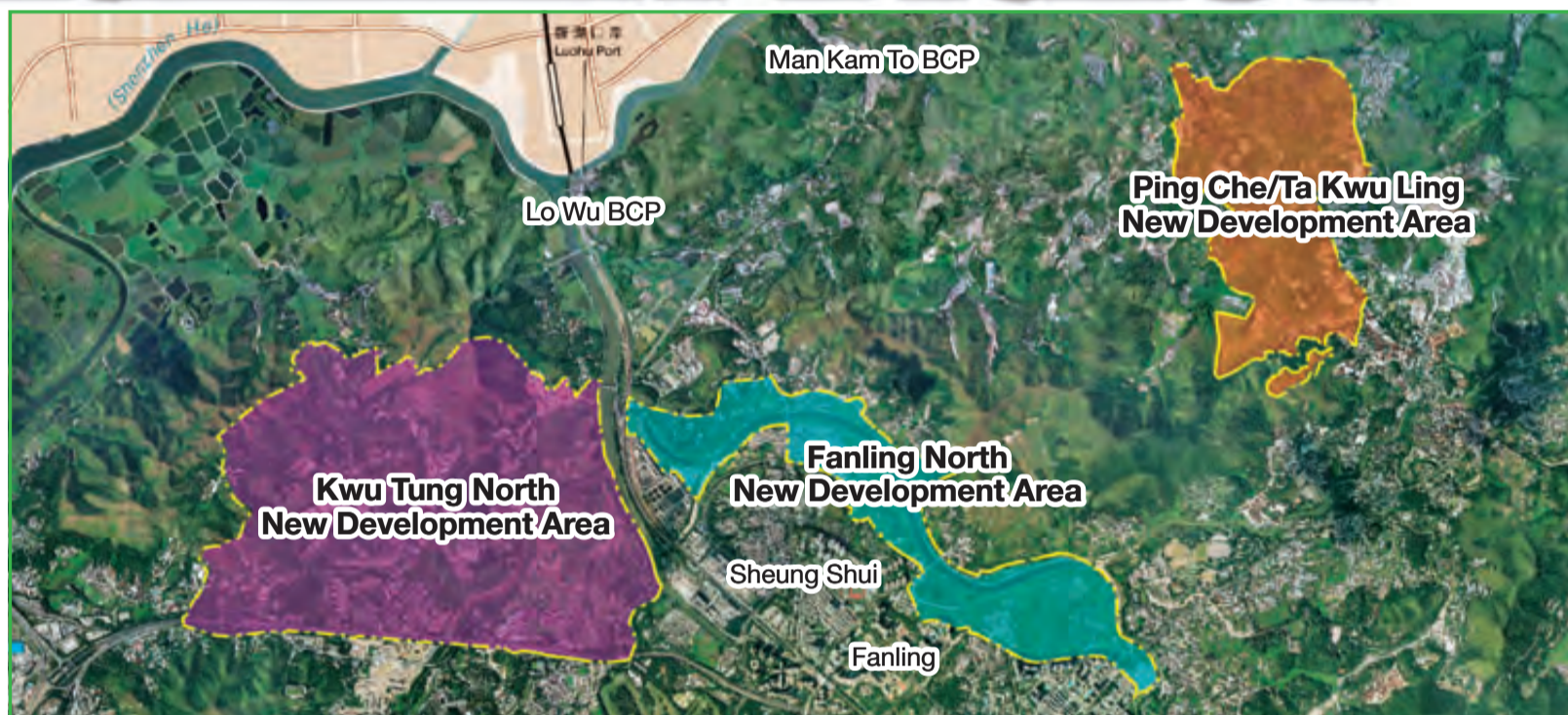
# North East New Territories New Development Areas Planning and Engineering Study

# STAGE 3 PUBLIC ENGAGEMENT DIGEST

## Foreword

With the commissioning of several large-scale planning studies and implementation of a number of infrastructure projects, economic integration between Hong Kong and Shenzhen is seen to be on the rise. The North East New Territories New Development Areas (NENT NDAs) will not only offer chances for promoting social and economic developments in Shenzhen and Hong Kong with their strategic locations, but also address the housing and employment demand resulted from population growth by the provision of approximately 533 ha of developable land.

The Recommended Outline Development Plans (RODPs) for the NDAs have taken heed of the long-term development of Hong Kong as a whole, and that of the North East New Territories. Attention is also paid to improving the livelihood of local residents, making appropriate arrangements for the affected residents to minimize any inconvenience, and balancing the interests and requests of various stakeholders.



## Introduction

The Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned the North East New Territories New Development Areas Planning and Engineering Study (the NENT NDAs Study) in June 2008 to establish a planning and development framework for the Kwu Tung North (KTN), Fanling North (FLN) and Ping

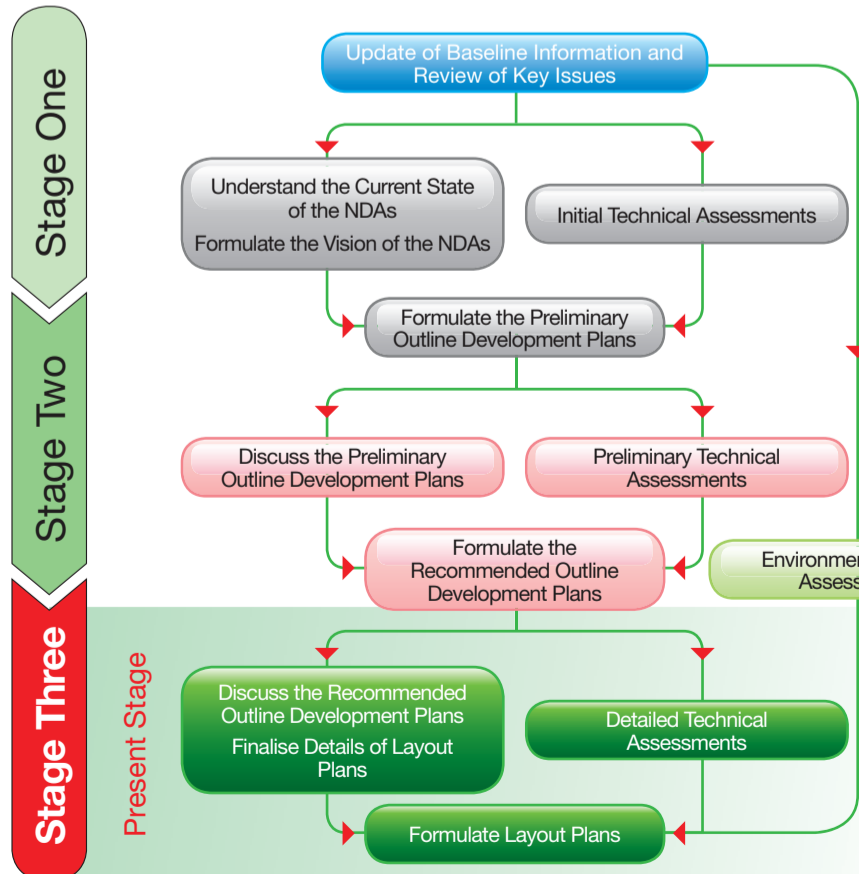
Che/Ta Kwu Ling (PC/TKL) NDAs to meet the long-term demand for housing and employment. In view of the long-term impacts of the NDA developments on residents of and in proximity to the NDAs, public participation is particularly important for establishing the developments of the NDAs. A series of public engagement activities have been carried out in order

to ensure timely incorporation of public views into the planning and design of the NDAs. The Stage One Public Engagement of the Study mainly aimed to solicit public views on the visions and aspirations for the NDAs to build a consensus for future developments. The Stage Two Public Engagement aimed to consult the public on the Preliminary Outline Development Plans

(PODPs) of the NDAs. These two stages of public were completed in 2009 and 2010 respectively.

Taking into account the public views received and results and recommendations of the technical assessments, the Study Consultants have formulated the RODPs. We would like to cordially invite you to

participate in the Stage Three Public Engagement to express your views on the RODPs of the NDAs to facilitate enhancement of the development proposals for formulating the Layout Plans.



## Public Comments and Response

The public actively expressed their views on the overall development strategies, development proposals and implementation arrangements of the NDAs in the Stage Two Public Engagement. The public views collected have been consolidated, analysed and summarised in the Stage Two Public Engagement Report.

Both supportive and opposing views on the NDA developments were received from the public. In preparing the RODPs, the Study Consultants strived to balance different suggestions from the public to meet the needs of various stakeholders and public aspirations. We will continue to listen to public views to improve the planning of the NDAs.



# MAJOR AMENDMENTS TO THE PODPs

After taking into account the diverse public views and conducting the various technical assessments, we have made appropriate amendments to the land uses in the three NDAs and reflected the proposed land uses on the RODPs. The major amendments to the PODPs are as follows:



## Kwu Tung North NDA

1 Increase plot ratios of "Residential Zone 2" ("R2") and "Residential Zone 3" ("R3") sites to 3.5 and 2 respectively to better utilise infrastructure and increase housing supply.

2 Provide large-scale recreation and sports facilities, including a sports ground, a swimming pool and an indoor sports centre. Land is also reserved for the provision of activity centres.

3 Provide land for research and development uses in support of the Lok Ma Chau (LMC) Loop development.

4 Increase the number of schools to cope with the additional population of the NDA. Revise the location of the school cluster in the southern part of the NDA and consolidate the government, institution and community facilities.

5 Designate the former Ma Tso Lung Landfill site as "Open Space" ("O") to provide more open space for local residents.

6 Rezone the "R3" site to "Government Reserve" according to the findings of technical assessments.

7 Accommodate service reservoirs in the northern part of the NDA.

8 Reserve land for development of public housing for local rehousing of eligible clearsees.

9 Reserve land to provide a District Cooling System in the NDA to achieve energy saving.

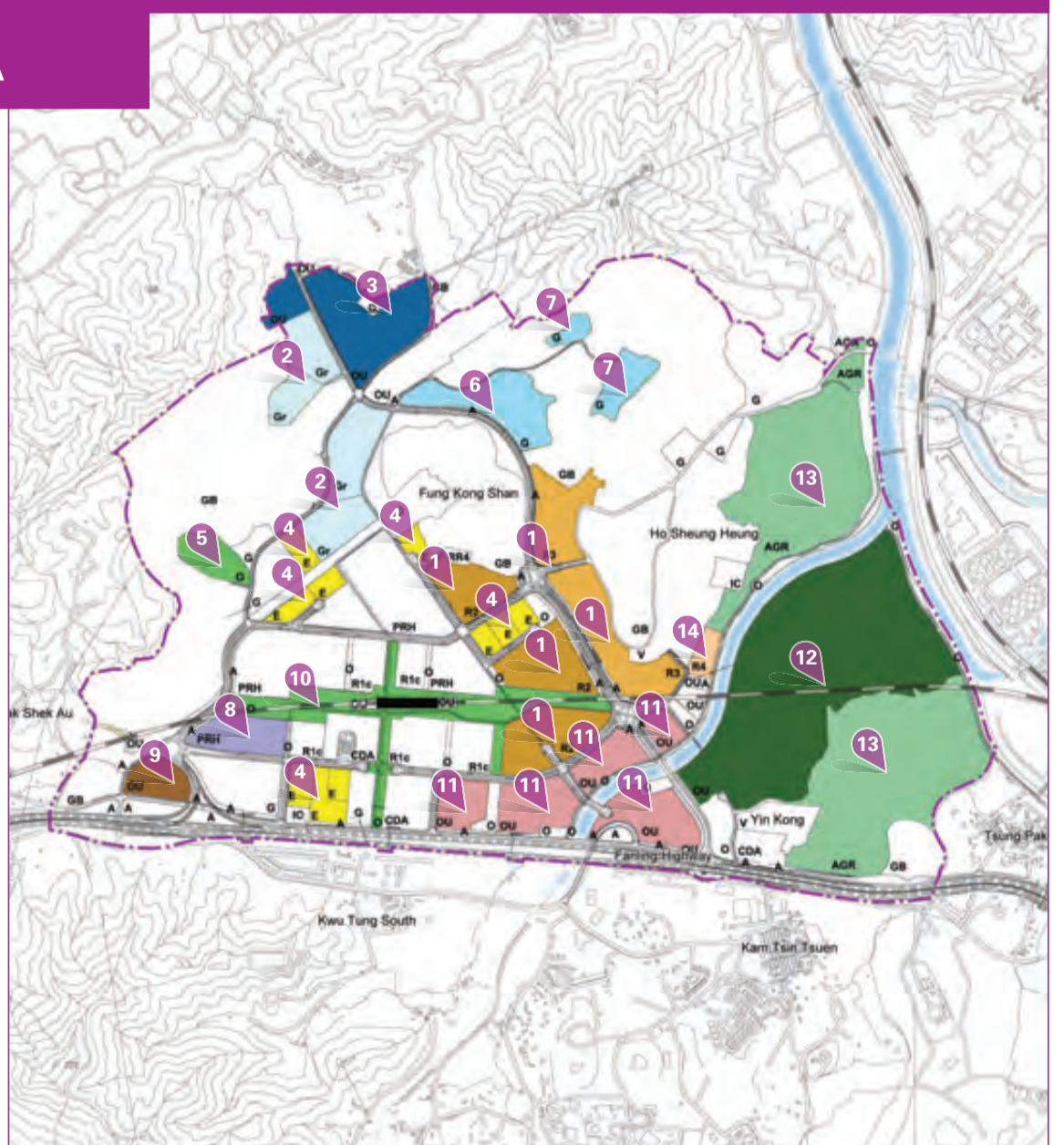
10 Enhance the layout of the open space in the Town Centre for creating a more comprehensive green network.

11 Create a continuous cluster of commercial, research and development sites to form a distinctive development node to promote synergy and to increase the plot ratio from 2.5 to 3 to facilitate more efficient use of land resources.

12 Designate Long Valley as a Nature Park to enhance and conserve the existing ecological environment and compensate for the impacts of the NDA development on the wetland.

13 Retain the two areas in the south and north of the Nature Park as the "Agriculture" ("AGR") zone to continue the existing agricultural activities.

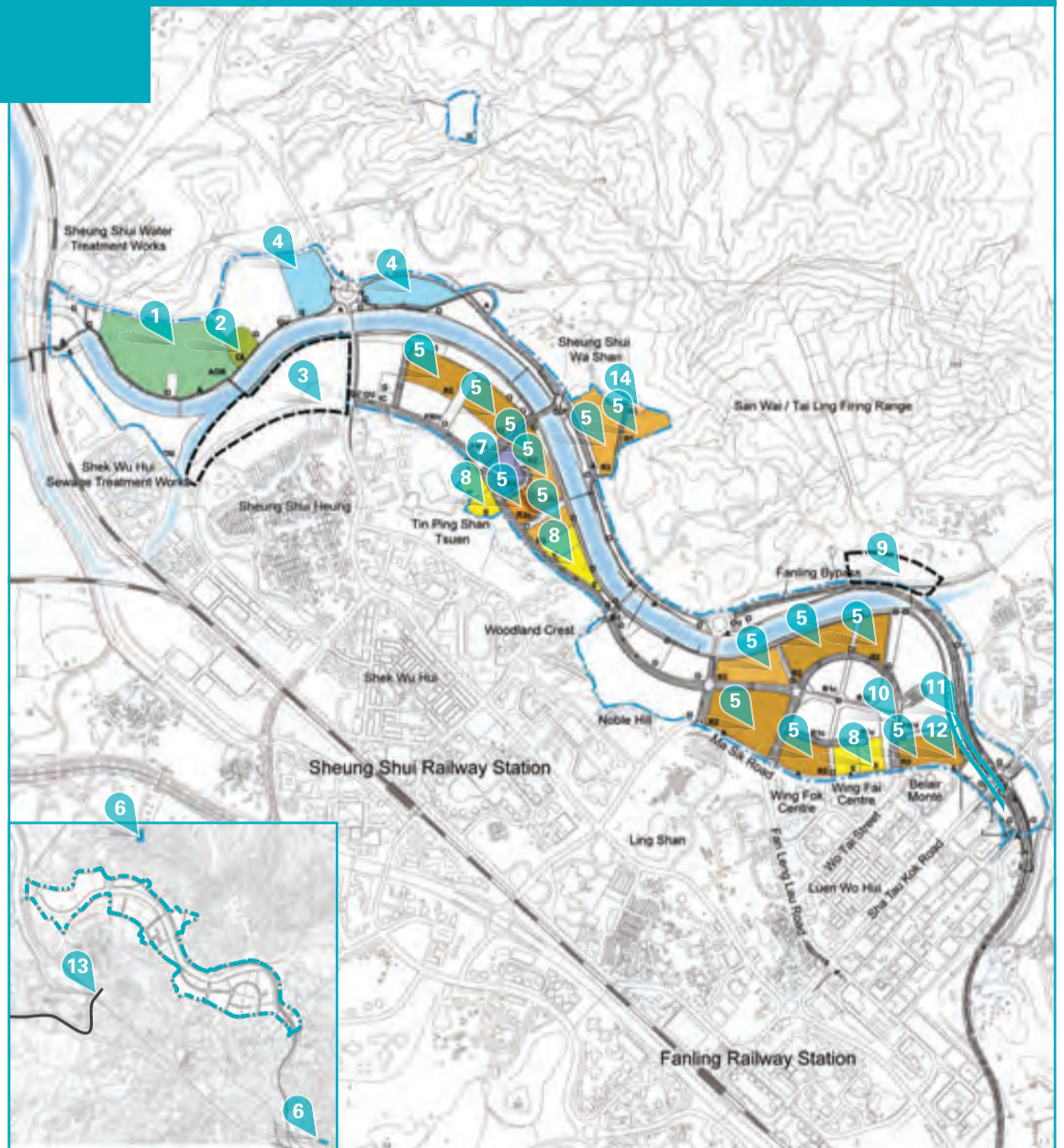
14 Reserve land near the existing indigenous village as "R4" for low-density housing development, which may also be used for re-provisioning the affected village houses/building lots under the Village Removal Terms



Major Amendments to the PODP of the Kwu Tung North New Development Area

# Fanling North NDA

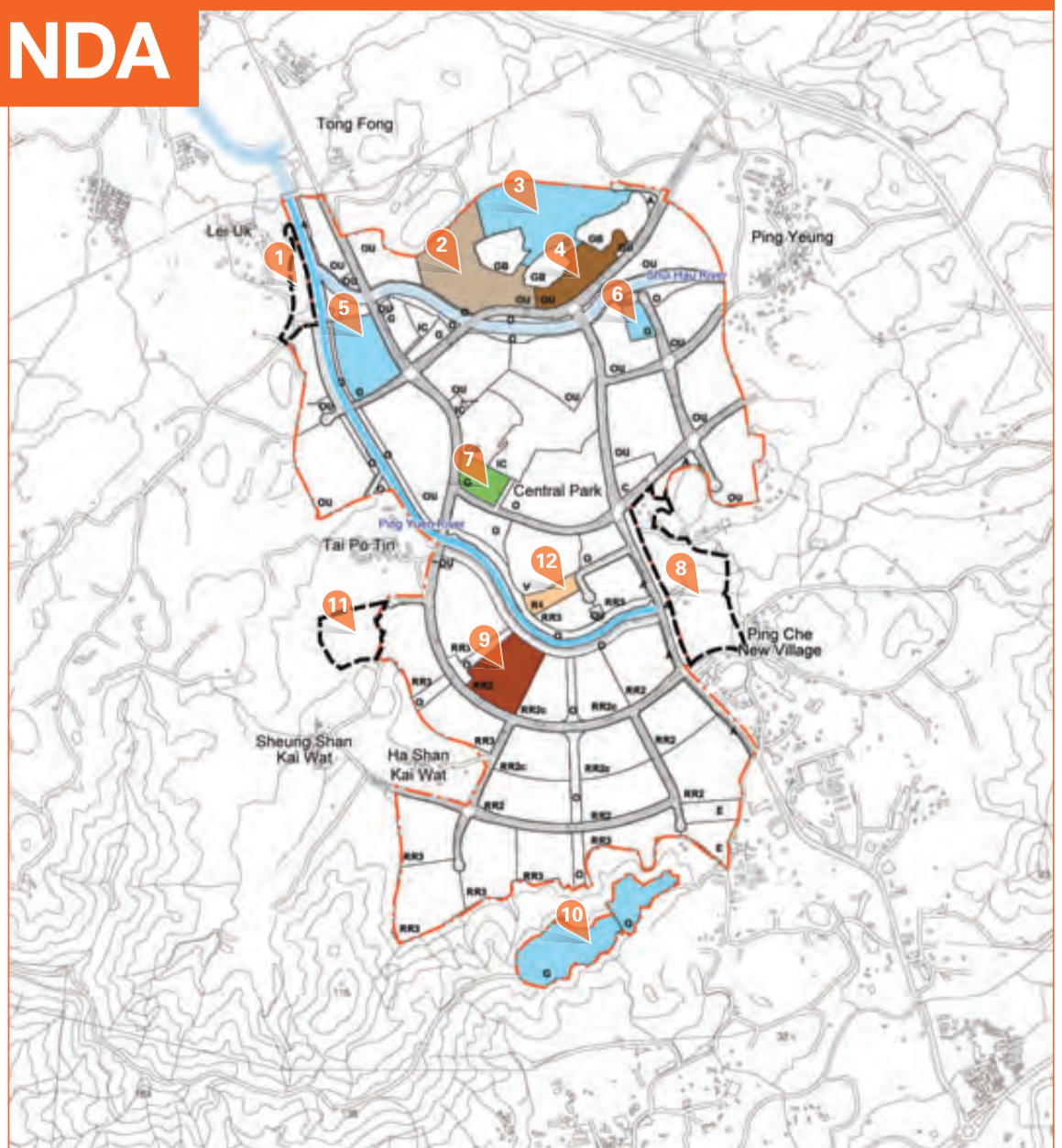
- 1 Retain the current "AGR" zone in accordance with the prevailing Outline Zoning Plan (OZP).
- 2 Designate an existing mitigation meander in the north of Ng Tung River as "Conservation Area" ("CA") to provide a habitat suitable for egrets to replace the one affected by the NDA developments.
- 3 Preserve the "Green Belt" ("GB") zone to the south of Ng Tung River and north of Sheung Shui Heung rather than designating the site for sewage treatment works expansion, and exclude it from the NDA boundary.
- 4 Rezone the land previously reserved for port backup uses and open space to "Government" use for accommodating police facilities.
- 5 Increase plot ratios for "R2" and "R3" sites to 3.5 and 2 respectively to better utilise infrastructure and increase housing supply.
- 6 Reserve the government land at the hillslope of Cheung Po Tau and Tong Hang to accommodate service reservoirs for the NDA.
- 7 Restructure the land uses of this area to reserve more land for PRH development.
- 8 Reserve more sites for school development to cope with the additional population of the NDA.
- 9 Exclude the previously proposed low-density residential area in the north of Ng Tung River from the NDA according to the recommendations of the technical assessments.
- 10 Construct a new road connecting Wo Tai Street and Fan Leng Lau Road to enhance the linkage between the NDA and the existing New Town.
- 11 Redesign the section of the elevated Fanling Bypass near Belair Monte as a depressed road with underpass to mitigate impacts on the nearby environment.
- 12 Rezone the originally proposed PRH site in the immediate north of Ma Sik Road to "R2" with lower development intensity and building height to enhance the spaciousness.
- 13 Revise the Po Shek Wu Road improvement works by widening the existing Po Shek Wu Road and construct a new elevated slip road above it to avoid impacts on the "GB" zone between Tai Tau Leng and Tsung Pak Long.
- 14 Reserve land near the existing indigenous village as "R4" for low-density housing development, which may be used for reprovisioning the affected village houses/building lots under the Village Removal Terms.



Major Amendments to the PODP of the Fanling North New Development Area

# Ping Che/Ta Kwu Ling NDA

- 1 Revise the land use of the area to the west of Ping Yuen River due to changes to the river alignment.
- 2 Provide sewage treatment facilities within the NDA.
- 3 Reserve land for "Government Reserve" to meet long-term development needs.
- 4 Reserve land to provide a District Cooling System in the NDA to achieve energy saving.
- 5 Relocate the existing Ta Kwu Ling Operation Centre (Ta Kwu Ling Farm) of the Agriculture, Fisheries and Conservation Department.
- 6 Rezone a "Special Industry" site to "Government" use to accommodate a fire station and an ambulance depot.
- 7 Rezone the site originally reserved for a fire station and an ambulance depot to "O" for better planning of open space.
- 8 Excise the area within the village environs from the NDA.
- 9 Rezone a "Rural Residential Zone 3" site to "Rural Residential Zone 2" with a higher development intensity to better utilise of infrastructure and increase housing supply.
- 10 Reserve government sites on the hillslope in the south of the NDA for accommodating the required service reservoirs for the NDA.
- 11 Exclude an area comprising mainly wetland from the NDA.
- 12 Reserve land near the existing indigenous village as "R4" for low-density housing development, which may be used for reprovisioning the affected village houses/building lots under the Village Removal Terms.



Major Amendments to the PODP of the Ping Che/Ta Kwu Ling New Development Area

# RECOMMENDED OUTLINE DEVELOPMENT PLANS

## Guiding Principles

The ROPDs are prepared according to the following guiding principles:

<b>Strategic Roles of the NDAs</b>	<b>People-oriented Communities</b>	<b>Sustainable Living Environment</b>	<b>Implementation Mechanism</b>
Reserve land in the NDAs for special industries and the industries where Hong Kong enjoys clear advantages in support of regional development and integration with the Pearl River Delta to promote the economic development of Hong Kong.	Respect the existing and surrounding communities, adopt a balanced mix of public and private housing and ensure timely provision of community facilities and diversified employment opportunities to establish balanced and harmonious communities.	Respect, preserve and optimise the use of the existing valuable natural and cultural resources as well as adopt green and energy-saving initiatives.	Adopt appropriate development approach to ensure timely provision of infrastructures and completion of developments; explore appropriate arrangements to rehouse the affected residents.

Taking into account the public views received from the Stage One and Stage Two Public Engagement as well as findings and recommendations of various technical assessments, we have refined the development proposals in respect of land use, traffic, infrastructure, community facilities and environmental conservation, and formulated the Recommended Outline Development Plans for the three NDAs.

## Overall Development Strategies

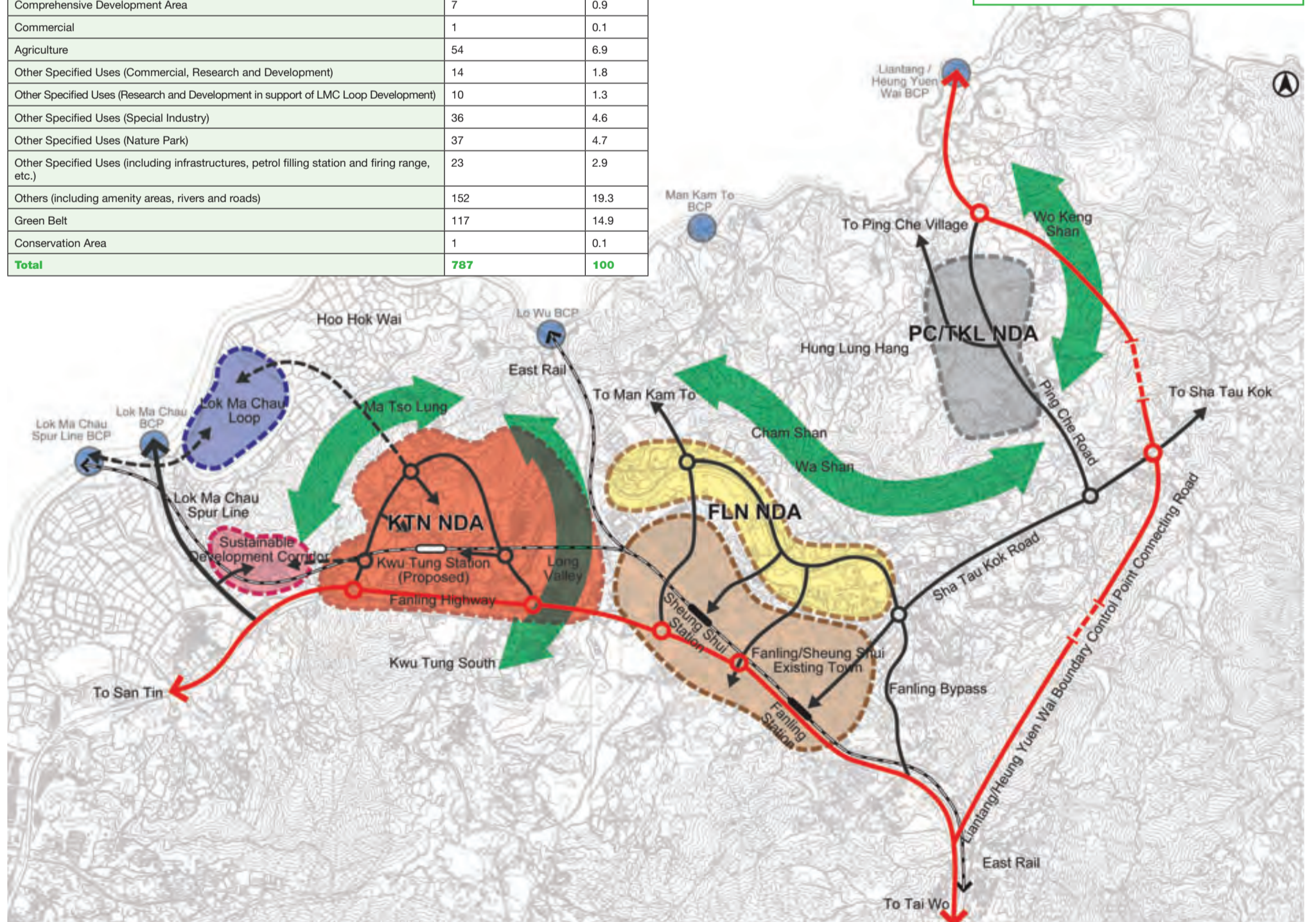
The NENT NDAs will provide about 54,000 new housing flats (about 40% of which is PRH) to accommodate an additional population of about 152,000. The three NDAs will provide more than 52,000 new employment opportunities. In light of the increasing cross-boundary activities and new developments in the peripheral areas, the NDAs will offer development spaces for the industries where Hong Kong enjoys clear advantages to boost the social and economic development of the New Territories and Hong Kong.

### Land Use Overview

Land Use	Area (Ha)	%
Residential and Village Type Development	167	21.2
Government, Institution or Community	91	11.5
Open Space	77	9.8
Comprehensive Development Area	7	0.9
Commercial	1	0.1
Agriculture	54	6.9
Other Specified Uses (Commercial, Research and Development)	14	1.8
Other Specified Uses (Research and Development in support of LMC Loop Development)	10	1.3
Other Specified Uses (Special Industry)	36	4.6
Other Specified Uses (Nature Park)	37	4.7
Other Specified Uses (including infrastructures, petrol filling station and firing range, etc.)	23	2.9
Others (including amenity areas, rivers and roads)	152	19.3
Green Belt	117	14.9
Conservation Area	1	0.1
<b>Total</b>	<b>787</b>	<b>100</b>

**Legend**

- Proposed Railway Station
- Existing Railway Station
- Lok Ma Chau Spur Line / East Rail Line
- Regional Highway
- Major Intersection
- Major Local Connection
- Proposed Regional Connection (Subject to the findings of the LMC Loop Study)
- Local Intersection
- Green Backdrop
- Border Control Point (BCP)





## Planning Concept

# CREATE A GREEN LIVING ENVIRONMENT

Green design is the main planning concept for developing the NENT NDAs. The Study Consultants have completed a carbon appraisal for the three NDAs. In order to create a green living environment, we have developed a series of energy saving and carbon reduction strategies in respect of town planning, urban design, transportation and green infrastructure to achieve the target of reducing carbon emission.



Items	Carbon Reduction Strategies	Proposed Initiatives/Improved Design
1	<b>Compact City Design</b>	<ul style="list-style-type: none"> <li>Concentrate residential developments, workplace, leisure/entertainment and public service facilities within 500m of the public transport nodes to minimise the need for commuting and therefore reduce carbon emission from public transport</li> <li>Plan for mixed land uses to provide diversified employment opportunities and reduce the traffic demand generated by cross-district employment</li> </ul>
2	<b>Green Urban Design</b>	<ul style="list-style-type: none"> <li>Provide a comprehensive open space network connecting major developments in the area</li> <li>Propose to adopt green building design (such as green roof and vertical greening)</li> <li>Reserve breezeways and view corridors; provide extensive tree planting to minimise changes in micro-climate</li> </ul>
3	<b>Environment-friendly Transport Network</b>	<ul style="list-style-type: none"> <li>Encourage the use of low-emission/low-fuel consumption vehicles, electric vehicles etc. and provide electric vehicle charging stations</li> <li>Construct main roads on the periphery of the NDAs and provide continuous open space at the town centre to create a car-free living environment</li> <li>Concentrate the population near the proposed railway stations and public transport interchanges</li> <li>Provide comprehensive pedestrian walkway and cycle track networks to encourage walking and cycling</li> </ul>
4	<b>Energy Efficient Buildings</b>	<ul style="list-style-type: none"> <li>Encourage the use of environment-friendly building materials and energy-saving installations</li> </ul>
5	<b>Provision of District Cooling System</b>	<ul style="list-style-type: none"> <li>Propose to adopt District Cooling System for non-domestic developments (subject to detailed feasibility study)</li> </ul>
6	<b>Use of Renewable Energy</b>	<ul style="list-style-type: none"> <li>Generate electricity by renewable energy (such as solar water heating and photovoltaic systems)</li> <li>Use renewable energy for landscape lighting, road lighting, etc.</li> <li>Use renewable energy for traffic lights and signage</li> </ul>
7	<b>Efficient Use of Water Resources</b>	<ul style="list-style-type: none"> <li>Encourage the use of highly efficient fresh water installations to minimise fresh water consumption</li> </ul>
8	<b>Effluent Reuse System</b>	<ul style="list-style-type: none"> <li>Use reclaimed water for non-potable purposes such as toilet flushing, plant irrigation and district cooling system</li> </ul>

# Recommended Outline Development Plan

# KWU TUNG NORTH NEW DEVELOPMENT AREA

**Development Theme: "Mixed Development Node" - Making good use of the transportation network to create a new development area with a mix of commercial, residential and R&D uses, as well as land for ecological conservation**

## 1 Land Uses

Major developments of the NDA will be concentrated around the proposed Kwu Tung Railway Station, with Lok Ma Chau (LMC) Loop Development, LMC Border Control Point (BCP) and Lo Wu BCP in the north and Fanling Highway in the south. Taking full advantage of its prominent location, transport facilities and natural resources, the NDA is proposed to mainly accommodate residential, commercial and R&D uses and a Nature Park.

- Higher-density public and private residential developments with a maximum plot ratio of 5 and a maximum building height of 35 storeys will be concentrated around the town centre and the proposed Kwu Tung Railway Station. Medium to low-density residential developments will be located at the periphery of the town centre to achieve better integration with the surrounding rural environment.

- A cluster of "Commercial, Research and Development" ("CRD") sites with a maximum plot ratio of 3 and a maximum building height of 10 storeys will be located in the southeastern part of the town centre to serve various types of office and research uses, providing development spaces for the industries where Hong Kong enjoys clear advantages. As the gateway of the NDA, a 16-storey landmark building is proposed in a "CRD" site in the south of Sheung Yue River adjacent to the southern entrance of the NDA.
- In the northern part of the NDA, two sites with a total area of 10 ha are earmarked for "Research & Development" ("R&D") uses

to support the development of LMC Loop.

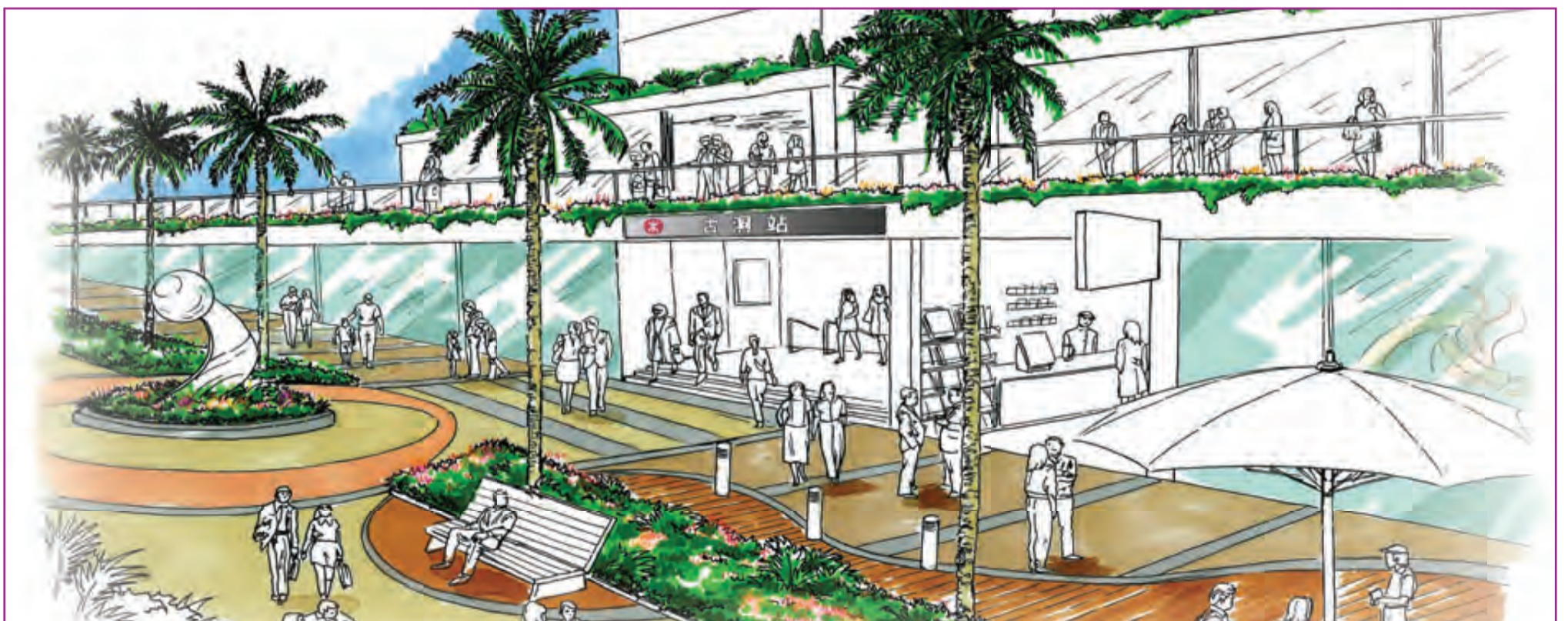
- Preserve the existing "Village Type Development" ("V") sites and reserve land near the existing indigenous village as "R4" for low-density housing development, which may be used for provisioning the affected village houses/building lots under the Village Removal Terms.
- Land has been reserved for development of public housing to facilitate local rehousing of eligible households.
- Long Valley will be designated as "Other Specified Uses (Nature Park)" and a visitor centre will be provided in the southern end to help the public understand the

ecological importance of Long Valley.

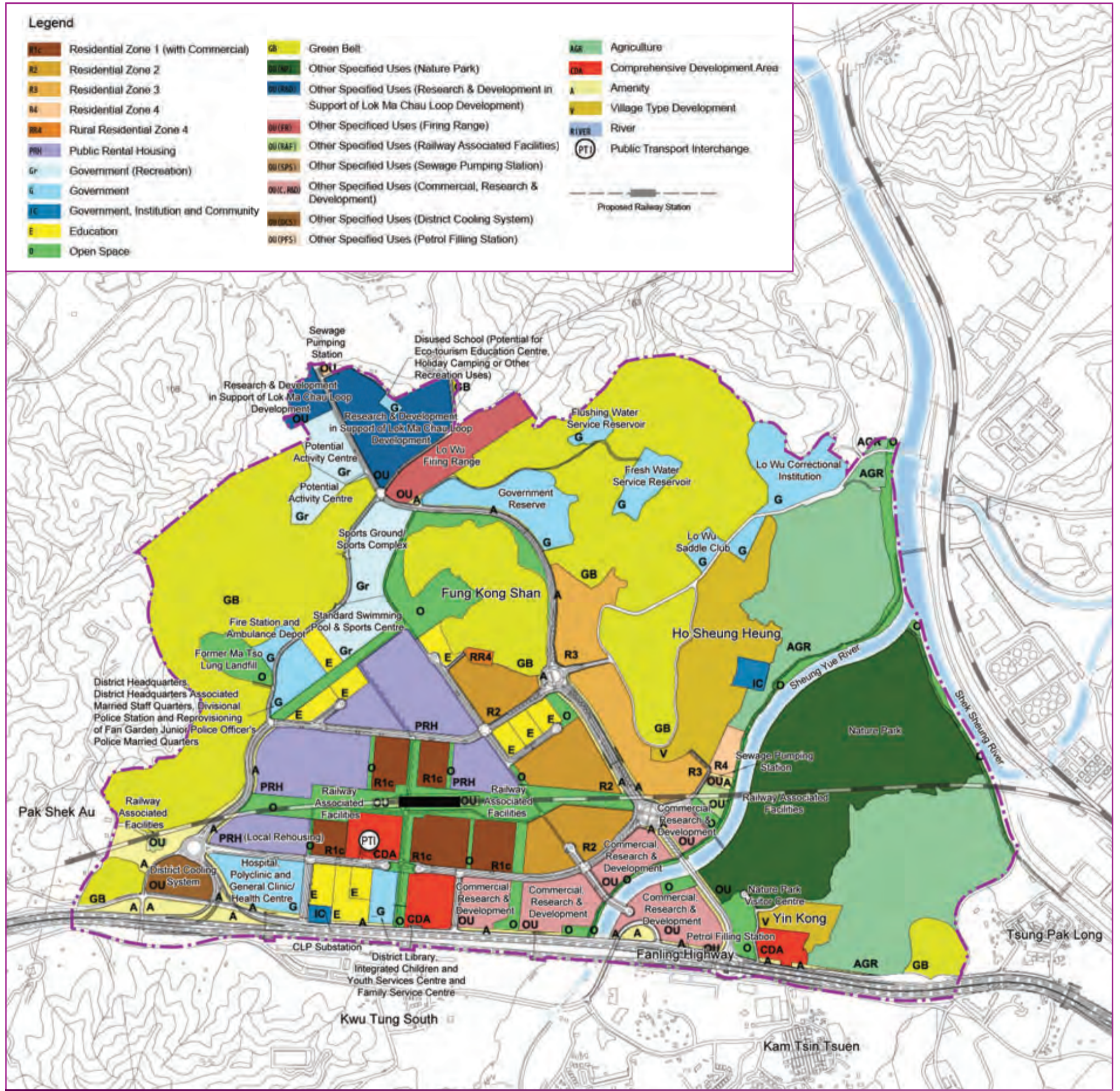
- The zoning of land in the north and south of the Nature Park will be retained as "Agriculture" to continue the existing agricultural activities.
- Open space will be planned with a wide variety of passive and active recreational facilities.
- 46 ha of land will be reserved for government, institution or community uses to support the community and recreational development.
- Main roads will be constructed at the periphery of the NDA to create a car-free environment in the town centre.



Photomontage of Kwu Tung North New Development Area



Artist's Impression of the Town Centre of the Kwu Tung North New Development Area



RODP of the Kwu Tung North New Development Area

## Development Parameters #

<b>Development Theme</b>	Mixed Development Node
<b>Major Land Uses</b>	Residential, Commercial, Research and Developments, and Nature Park
<b>Population</b>	Approximately 81,900
<b>Number of Residential Units (Public - Private Housing Mix)</b>	Approximately 28,700 (55:45)
<b>Employment Opportunities</b>	Approximately 35,400
<b>Plot Ratio</b>	PRH: 5 Private Housing: 2 - 5 OU (CRD): 3 OU (R & D in support of LMC Loop Development): 1.5 - 3 CDA: 3 - 5
<b>Building Height</b>	35 Storeys (Maximum)

# Excluding existing and committed developments not affected by the NDA development.

## Land Use Overview

Land Use	Area (ha.)	%
Residential and Village Type Development	73	16.2
Government, Institution or Community	46	10.2
Open Space	33	7.3
Comprehensive Development Area	7	1.6
Agriculture	45	10
Other Specified Uses (Commercial, Research and Development)	14	3.1
Other Specified Uses (Research and Development in support of LMC Loop Development)	10	2.2
Other Specified Uses (Nature Park)	37	8.2
Other Specified Uses (including infrastructure, petrol filling station and firing range, etc.)	9	2
Others (including amenity areas, rivers and roads)	65	14.5
Green Belt	111	24.7
<b>Total</b>	<b>450</b>	<b>100</b>

# 2 Urban Design

## Design Principle

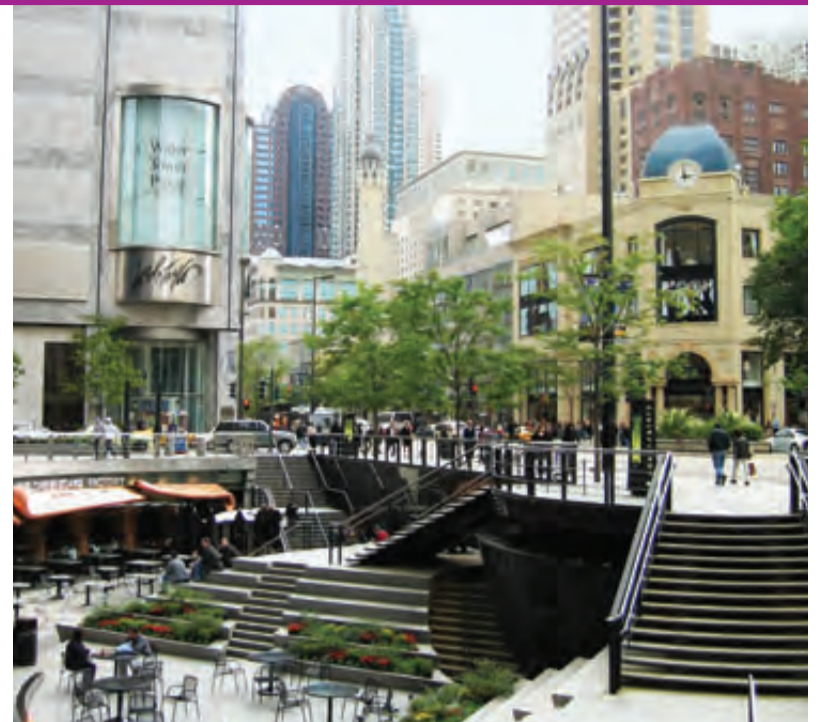
Following the sustainable development principle and the Transit Oriented Development approach, pedestrian circulation and activities will be concentrated around the public transport node to create a vibrant town centre. The natural landscape at the periphery will be retained and the ecological habitats of Long Valley conserved.

## Design Framework

The proposed railway station will serve as the focal point of the NDA. The cruciform green corridors will run through the town centre to connect the entire NDA for pedestrian circulation. View corridors from the riverside of Sheung Yu River to Ma Tso Lung and from Long Valley to Tai Shek Mo will provide unobstructed views across the NDA.

## Design Features

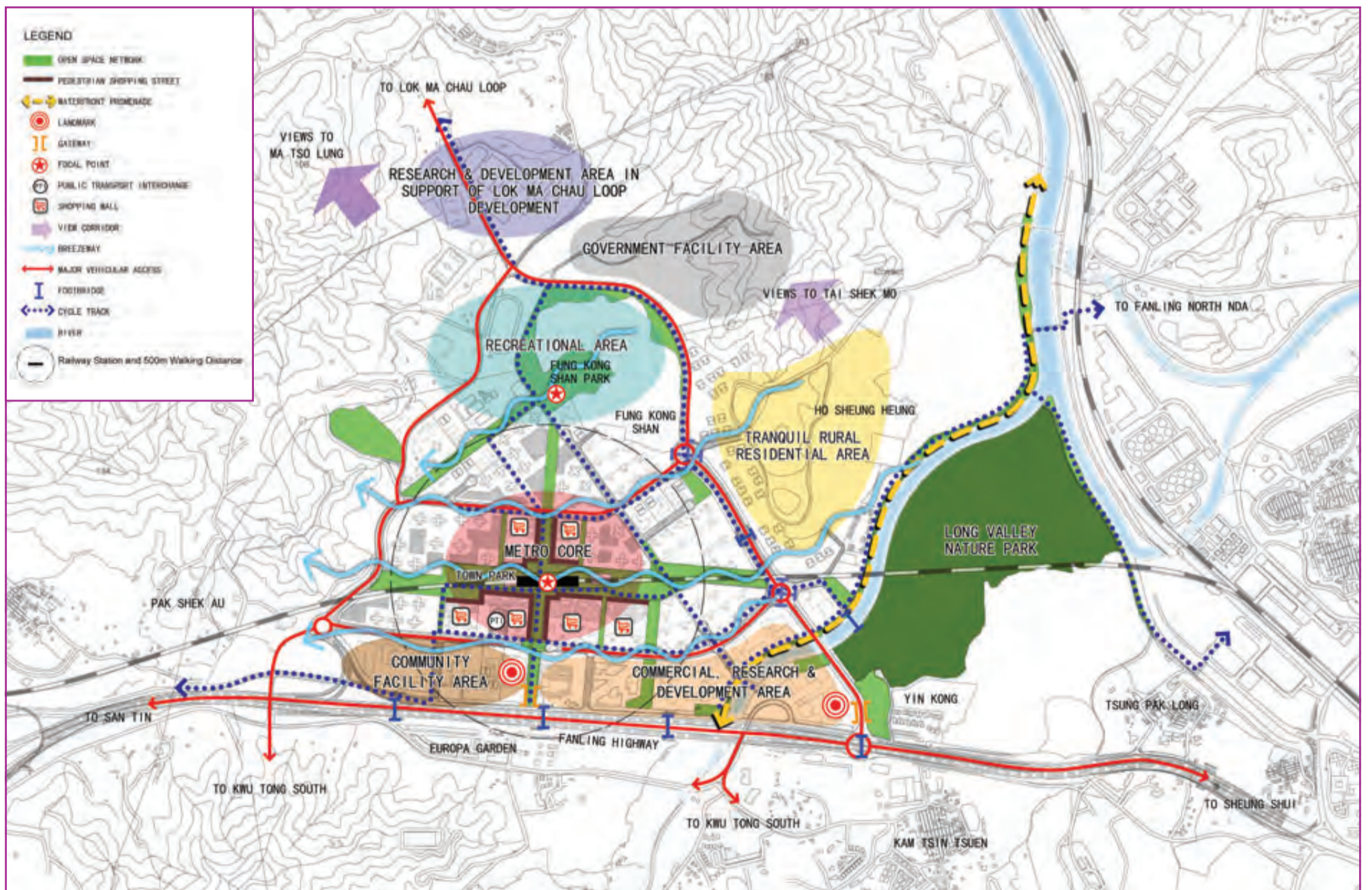
- Major developments of the KTN NDA will be concentrated around the proposed Kwu Tung railway station and Town Park. The sunken plaza located at the centre of the railway station is designed to integrate with the entrances of the railway station. The 1.2 km long Town Park will serve as the major public open space in the



Sunken Plaza

- NDA with two-storey terraces on both sides lined with retail shops, coffee shops and restaurants, which will add vibrancy to the town centre.
- The east-west and north-south open space forms cruciform green corridors linking up the residential areas and major activity nodes. These corridors will also bring positive visual and ventilation effects and enable the public to see the hilly terrains of Pak Shek Au and Fung Kong Shan in the distance, as well as the Long Valley Nature Park and its surrounding rural landscape.
- A stepped building height and density design is adopted with gradual reduction in building heights and density from the town centre towards the periphery of the NDA to create a varied urban profile.
- Major breezeways are designed in a northeast-southwest direction to facilitate wind penetration into the inner part of the NDA.
- A comprehensive pedestrian and cycle track network covering the entire NDA will be developed to connect major activity nodes, community facilities and open spaces as well as the FLN NDA.

Shopping Street



Urban Design Framework

**Metro Core**

Located at the centre of the NDA, the Metro Core comprises predominately high-density residential developments, Kwu Tung railway station, Town Park, a Public Transport Interchange (PTI), retail shops and community facilities. Stepped building height design will be adopted in this area with building heights gradually descending from 30 storeys near the railway station to 10 and 20 storeys at the southern periphery. The Town Park at the town centre is the focal point of the NDA. The sunken plaza in the centre of the Town Park is designed to integrate with the entrances of the railway station. Terraced podia along the Town Park will have street fronting retail shops and restaurants to enhance vibrancy and create an attractive open space for the public. The Town Park will also serve as the major view corridor and breezeway between Long Valley and Pak Shek Au, which allows penetration of fresh air into the NDA and allows the public to view the hilly terrains in the distance. A public transport interchange will be provided in the south of the railway station to improve the internal and external transport connection. The "Comprehensive Development Area" (CDA) near the CRD Area is mainly used for commercial, research and residential uses. Footbridges will be provided to connect the Kwu Tung South area.



Kwu Tung North New Development Area – Photomontage of the Metro Core

**Commercial, Research and Development Area**

The south-eastern part of the NDA will serve as the commercial, research and development node. This area is closely connected with the Metro Core through a green corridor. The stepped building design will be adopted with height gradually decreasing from 10 storeys to 7 storeys towards Sheung Yue River. A 16-storey landmark building with unique design will be developed at a site south of Sheung Yue River to mark the gateway to the NDA. A site located in the east and close to the Long Valley Nature Park is suitable for hotel development to serve the business and Nature Park visitors.



Kwu Tung North New Development Area – Photomontage of the Commercial, Research and Development Area

**3 Landscape Design**

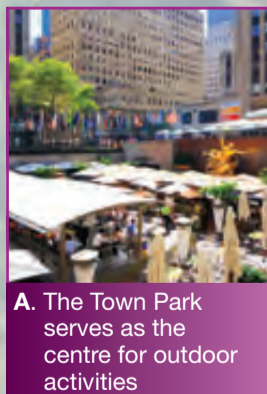
**Major Landscape Design Features**

**A KTN Town Park**

The design of the Town Park will be integrated with the proposed railway station. This area running from the east to the west of the NDA will not only serve as the centre for business and outdoor leisure activities, but also provide an extensive green space. The featured paving, sculptures and landscaped green corridors in the Town Park will help create a quality open space.

**B Commercial, Research and Development Area**

This area will be one of the main entrances of the KTN NDA. This important gateway will be marked by a landmark building decorated with a variety of trees. Together with the well-landscaped riverside promenade along the Sheung Yue River, this area will signify the urban design features of the NDA.



A. The Town Park serves as the centre for outdoor activities



B. The landmark building at the main entrance in the south-east

# Recommended Outline Development Plan

# FANLING NORTH NEW DEVELOPMENT AREA

*Development Theme: "Riverside Township"— A NDA closely integrated with the Fanling/ Sheung Shui New Town*

## 1 Land Uses

Located right next to Ng Tung River and the Fanling/Sheung Shui New Town, the NDA will make the best use of its beautiful riverside scenery, hilly backdrop and the surrounding natural landscape to create a comfortable living environment with sufficient community facilities to serve the residents of the existing and new communities.

- Higher-density developments with a maximum plot ratio of 5 and a maximum building height of 35 storeys are clustered at the two residential areas in the eastern and western parts. Retail and community facilities and PTIs will be provided in these residential areas to create a convenient living environment.
- Low to medium-density residential developments with building heights ranging

from 12 to 20 storeys will be located at the periphery of the two residential areas.

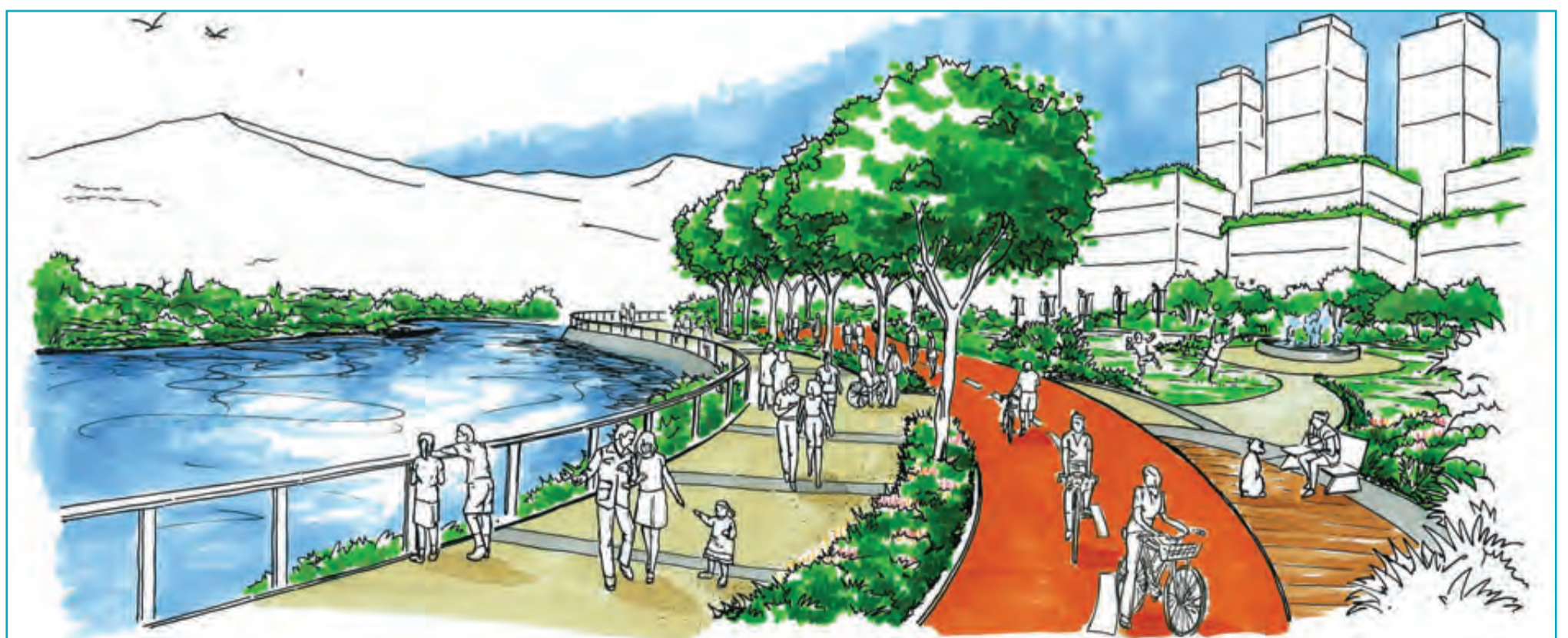
- A Central Park and various social welfare and recreational facilities will be developed between the two residential areas for use by residents of both the new and existing communities.
- Low-density residential developments are proposed in the north of Ng Tung River to integrate with the surrounding rural setting.
- A continuous riverside promenade will be provided along the banks of Ng Tung River to allow residents to enjoy the scenic views of the river and hilly backdrop.

- Land near the existing indigenous village as "R4" has been reserved for low-density housing development, which may be used for re-provisioning the affected village houses/building lots under the Village Removal Terms.
- Infrastructure (such as Sewage Treatment Works Extension) and police training facilities will be developed at the western end of the NDA and suitably segregated from the residential areas.
- The existing "Agriculture" zone in the west of the "Conservation Area" will be retained.

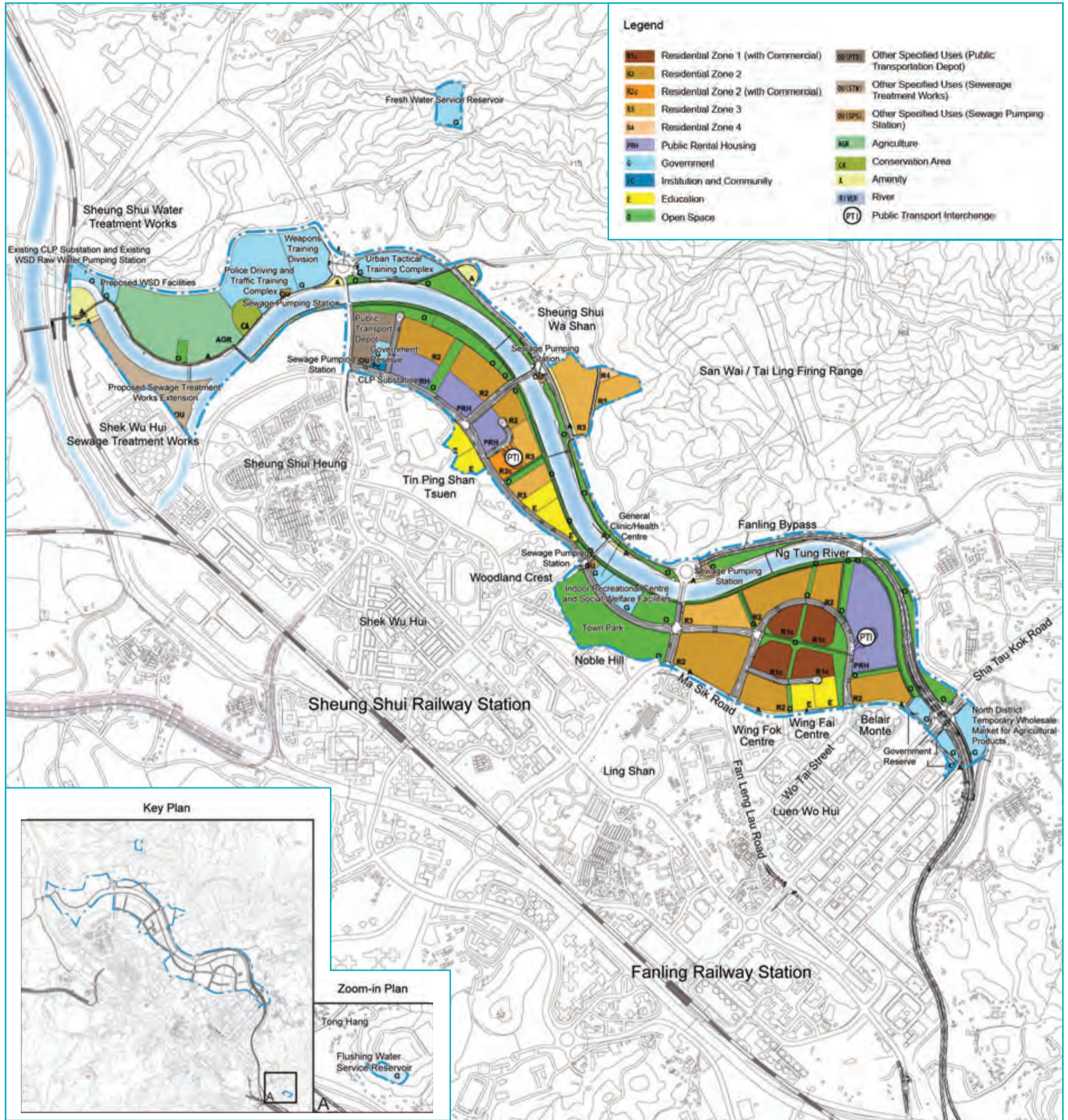
- The proposed Fanling Bypass will run along the northern bank of Ng Tung River at some distance from the residential clusters of the NDA. In addition, the section near Belair Monte will be designed as a depressed road with underpass to mitigate environmental impacts on the nearby residents.



Photomontage of the Fanling North New Development Area



Artist's Impression of the Riverside Park and the nearby Residential Area of the Fanling North New Development Area



RODP of the Fanling North New Development Area

## Development Parameters #

<b>Development Theme</b>	Riverside Township
<b>Major Land Uses</b>	Residential, Government Facilities
<b>Population</b>	Approximately 52,100
<b>Number of Residential Units (Public - Private Housing Mix)</b>	Approximately 18,600 (39:61)
<b>Employment Opportunities</b>	Approximately 6,000
<b>Plot Ratio</b>	PRH: 5 Private Housing: 2 - 5
<b>Building Height</b>	35 Storeys (Maximum)

# Excluding existing and committed developments not affected by the NDA development.

## Land Use Overview

Land Use	Area (Ha)	%
Residential	43	25.9
Government, Institution or Community	23	13.9
Open Space	27	16.3
Conservation Area	1	0.6
Agriculture	9	5.4
Other Specified Uses (infrastructures)	6	3.6
Others (including amenity areas, river and roads)	57	34.3
<b>Total</b>	<b>166</b>	<b>100</b>

# 2 Urban Design

## Design Principle

To make the best use of the natural scenery of Ng Tung River and the surrounding hills, the NDA will be developed into a vibrant riverside township in a linear layout. Continuous green spaces will be provided to connect the Fanling/Sheung Shui New Town with the riverside of Ng Tung River.

## Design Framework

The NDA will be built along Ng Tung River, with four green spines stretching from Fung Kai Secondary School, Tin Ping Shan Tsuen, Luen Chit Street and Wo Tai Street to the open space alongside the river. The banks of Ng Tung River will be developed into a unique riverside promenade connecting the Central Park and major developments within the NDA.



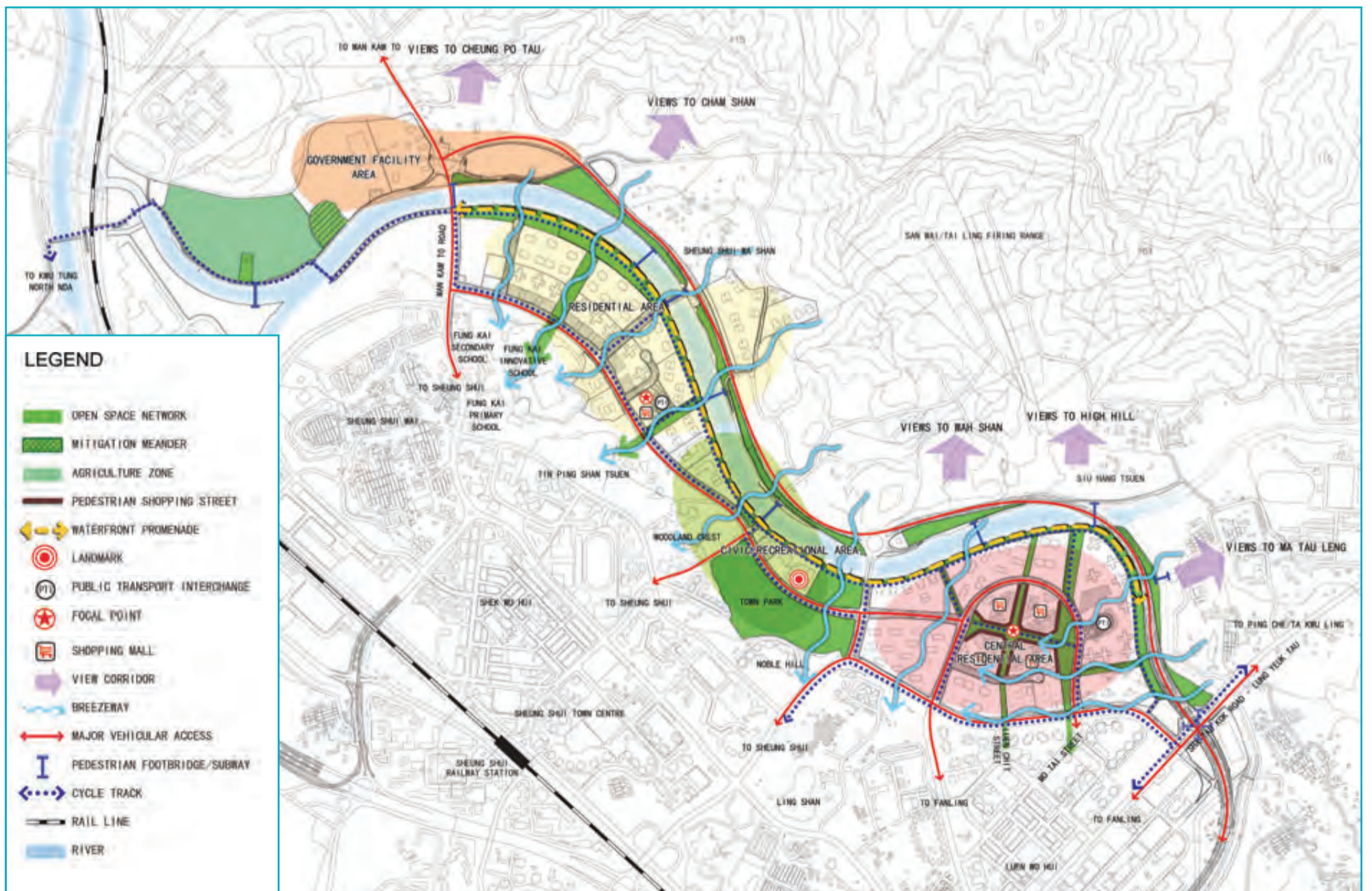
Terraced Shopping Street

Riverside Park



## Design Features

- The two residential areas in the eastern and western parts are the focal points of the NDA, which will provide different types of housing and a variety of retail shops, entertainment and community facilities and public transport interchanges. The residential developments will be built along Ng Tung River with building heights and development intensities gradually descending from the east and west ends towards the Central Park and the riverside to create an interesting, undulating urban profile.
- The riverside parks along Ng Tung River and the associated green areas not only provide distinctive open spaces within the NDA, but also serve as the major view corridors to Sheung Shui Wa Shan and Cham Shan as well as the major breezeways for the adjacent Fanling/Sheung Shui New Town.
- A comprehensive pedestrian and cycle track network will be developed along the riverside promenade, which will connect the major activity nodes within the NDA as well as the KTN NDA and Fanling/Sheung Shui New Town. Bicycle parking areas will be provided near the public transport interchanges to encourage walking and cycling, thereby achieving green living.



Urban Design Framework



**Central Residential Area**

Located in the eastern part of the NDA, the area is predominantly for residential developments with supporting retail and community facilities. Different height bands are adopted to create an undulating profile. The building heights gradually descend from between 30 and 35 storeys in the centre and the eastern part to between 8 and 20 storeys towards the south and north. A cruciform shopping street will be developed at the centre with two-storey terraces on both sides lined with retail shops, cafés and restaurants. In addition, two north-south view corridors will provide the public with views to Ng Tung River and green backdrop in the distant north. The east-west breezeways will allow wind penetrating into the NDA and the existing New Town.



Fanling North New Development Area – Photomontage of Central Residential Area

**Residential Area**

This area will be located in the western part of the NDA. Building heights gradually decrease from 20 storeys to 12 storeys towards the riverside open spaces along Ng Tung River. The area to the north of the river is mainly for low-density residential developments with a plot ratio of 2 and a maximum building height of 12 storeys to achieve a better integration with the scenery of Ng Tung River and the surrounding rural environment. Green corridors linking up the area with the adjoining areas and promenade will facilitate residents' access to the riverside.



Fanling North New Development Area – Photomontage of Residential Area

**3 Landscape Design**

**Major Landscape Design Features**

**A Green Corridor within Central Residential Area**

Provision of green spaces and a central plaza among buildings to serve as a buffer to minimize visual impacts. The green spaces will be designed with special street paving and tree planting to create a quality open space.

**B Riverside Park**

Making best use of the beautiful scenery of Ng Tung River, the riverside park will provide space for various outdoor activities and passive recreation facilities, e.g. jogging trail, cycle path and viewing platform. The public can be able to capture views of the natural hilly landscape to the north of the NDA, Wa Shan and Cham Shan, along the riverside park.

**C Central Park**

Different kinds of ball courts and playgrounds within the Central Park will provide outdoor recreational facilities to the public. Besides active activities, it will also provide passive open spaces with different tree species, grass pitches and sitting-out areas.



A. The Central Residential Area provides quality open space



B. Riverside Park provides jogging trail



C. Multi-purpose lawn

# Recommended Outline Development Plan

# PING CHE/TA KWU LING

# NEW DEVELOPMENT AREA

**Development Theme: "Quality Business/Residential Area" - Capitalising on the strategic location to provide development spaces for special industries and the industries where Hong Kong enjoys clear advantages to support economic development, complemented with medium and low-density residential developments to create a quality living environment.**

## 1 Land Uses

In proximity to the proposed Liantang/Heung Yuen Wai BCP, the NDA is primarily intended for special industries and low to medium-density residential developments. It will help to promote the economic cooperation between Hong Kong and Shenzhen, strengthening the competitiveness of Hong Kong.

- The Special Industries area in the north of the NDA is primarily reserved for high-

value added and non-polluting special industries, the industries where Hong Kong enjoys clear advantages (including testing and certification services, innovation and technology, cultural and creative industries, environmental industries, etc.) as well as logistics uses. The maximum plot ratio and building height of this area are 2.5 and 35m respectively.

- The southern part will be developed into

a medium to low-density rural residential area with a shopping street in the centre providing retail shops and restaurants. The maximum plot ratio and building height of this area are 2.1 and 10 storeys respectively.

- The central part will comprise the existing Ping Che Yuen Ha Village and Wun Chuen Sin Kwoon as well as the new Central Park and a commercial development with a PTI. It will provide green open space, business and retail facilities and convenient public transport for the residents.

- Stepped building height design will be adopted to enhance spaciousness. The maximum plot ratio will decrease gradually from 2.1 to 0.75 and maximum building heights from 10 storeys to 6 storeys from the centre to the periphery of the NDA.

- Land near the existing indigenous village has been reserved as "R4" for low-density housing development, which may be used for re-provisioning the affected village houses/building lots under the Village Removal Terms.

- Open space will be provided along the banks of Ping Yuen River which serves

as the major green corridor in the NDA.

- A road will be provided to connect the NDA with the proposed Liantang/Heung Yuen Wai BCP.

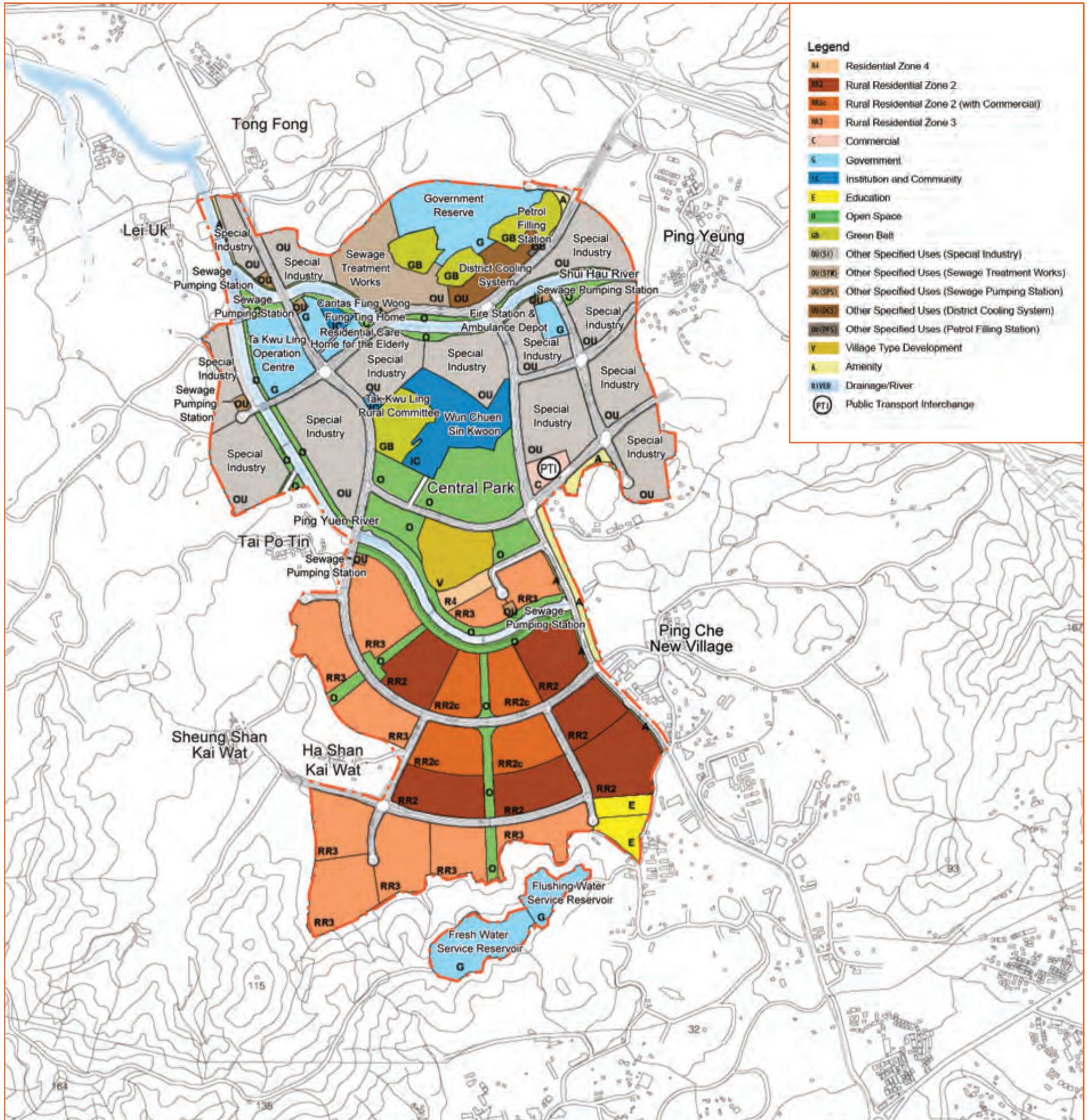
- The proposed District Cooling System plant and Sewage Treatment Works will be located at the northern end of the NDA and suitably segregated from the residential area. These two facilities will be located in close proximity to create synergy as treated sewage effluent can be used for cooling purpose, thereby achieving conservation and reducing energy consumption.



Photomontage of the Ping Che/Ta Kwu Ling New Development Area



Artist's Impression of the Residential Area of the Ping Che/Ta Kwu Ling New Development Area



RODP of the Ping Che/Ta Kwu Ling New Development Area

## Development Parameters #

<b>Development Theme</b>	Quality Business/ Residential Area
<b>Major Land Uses</b>	Special Industries, Industries where HK enjoys clear advantages, Residential, Government Facilities
<b>Population</b>	Approximately 17,600
<b>Number of Residential Units (Public - Private Housing Mix)</b>	Approximately 6,500 (0:100)
<b>Employment Opportunities</b>	Approximately 10,700
<b>Plot Ratio</b>	Private Housing: 0.75 - 2.1 Special Industries: 2.5 Commercial: 2.5
<b>Building Height</b>	10 Storeys (Maximum) (Special Industries Area: 35m)

# Excluding existing and committed developments not affected by the NDA development.

## Land Use Overview

Land Use	Area (ha.)	%
Residential and Village Type Development	52	30.4
Government, Institution or Community	21	12.3
Open Space	17	9.9
Commercial	1	0.6
Other Specified Uses (Special Industry)	36	21.1
Other Specified Uses (including infrastructures and petrol filling station)	7	4.1
Green Belt	6	3.5
Others (including amenity areas, rivers and roads)	31	18.1
<b>Total</b>	<b>171</b>	<b>100</b>

# 2 Urban Design

## Design Principle

To take advantage of the Ping Yuen River, Shui Hau River and the surrounding hilly natural landscape and integrate with the existing unique cultural features to create a quality business and residential area compatible with the surrounding rural setting.

## Design Framework

The Central Park will be integrated with the green corridor running across the residential area in the south to maintain the longitudinal views. The promenade along Ping Yuen River will be connected with the shopping street in the south to enhance vibrancy of the NDA.



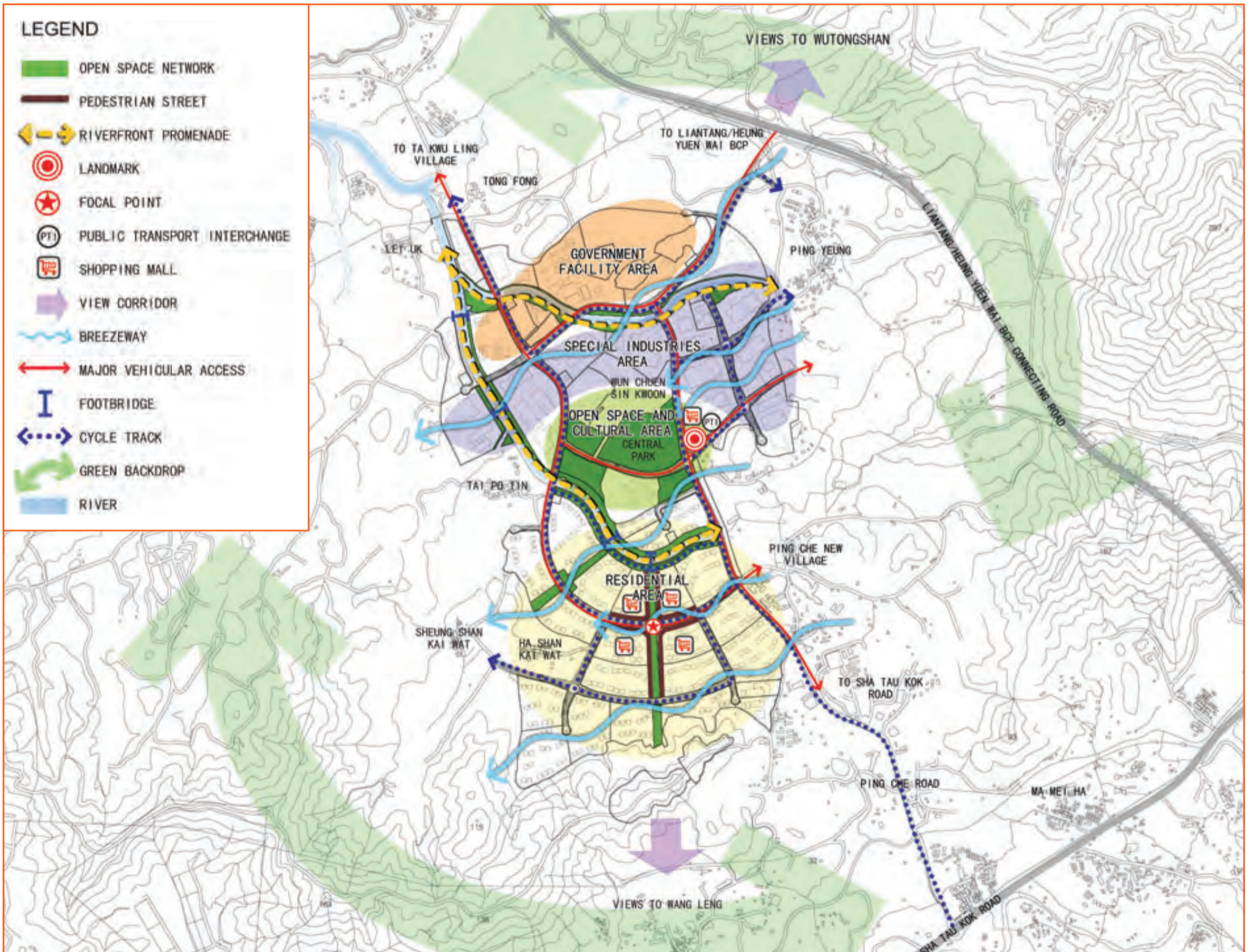
Low-density Residential Developments



Buildings in the Special Industries Area

## Design Features

- To integrate with the rural setting of the surrounding area, the NDA is primarily intended for medium to low-density developments with maximum building heights restricted to 35 m for sites planned for special industries and 10 storeys for all other sites
- The stepped building height design will be applied with building heights and development intensity gradually descending from the centre to the periphery.
- A number of green corridors, view corridors and breezeways will be provided. The public will have views of the hilly backdrop of Wu Tong Shan and Wang Leng in the distance.
- Promenades will be provided along Ping Yuen River and Shui Hau River. The promenade along Ping Yuen River will be connected with the shopping street in the south. Residents can reach the Central Park through the riverside promenade and shopping street.
- Pedestrian walkways and cycle tracks connecting the major activity nodes will be provided along green corridors and major roads to encourage walking and cycling.



Urban Design Framework

**Residential Area**

Located in the southern part of the NDA, the area is mainly for low to medium-density residential developments. The eastern and western portions of this residential area will be linked by an open space and connected with the riverside park of Ping Yuen River in the north and the foothill of Tsung Shan in the south. Two semi-circular plazas at the centre of the open space will form important features of the area. Surrounding the plazas are two-storey podia with a wide variety of street fronting shops and restaurants. The east-west road in the area will serve as the major wind corridor to facilitate wind penetration.



Ping Che/Tak Kwu Ling New Development Area – Photomontage of Residential Area

**Open Space and Cultural Area**

This area will be located at the central part of the NDA and includes the existing Wun Chuen Sin Kwoon. The Central Park and the adjacent promenade of Ping Yuen River not only provide quality open spaces for public enjoyment, but also function as a green buffer between the Special Industries Area in the north and the Residential Area in the south. This area is the intersection of two view corridors, providing views of Tsung Shan in the south and Wu Tong Shan in Shenzhen in the north. The commercial centre in the east will be developed into a landmark building of the NDA with the provision of commercial and retail services and a PTI.



Ping Che/Tak Kwu Ling New Development Area – Photomontage of Open Space and Cultural Area

# 2 Landscape Design

## Major Landscape Design Features

**A Green Corridor**

Running in a north-south direction, the green corridor will be located in the medium to low-density residential area at the south. Two semi-circular plazas will be developed at the centre. In order to create a quality outdoor open space, the plazas will be decorated with various street furniture, paving and plantings.

**B Central Park**

The Central Park will serve as the focal point for outdoor recreational activities, providing a variety of outdoor ball courts and recreational facilities. Tree clusters adjacent to Wun Chuen Sin Kwoon will be preserved to form a green screen between the Central Park and Wun Chuen Sin Kwoon. In order to harmonize with the surrounding natural landscape and increase the greening ratio, extensive tree plantings will be incorporated in the design of the Central Park.

**C Riverside Park**

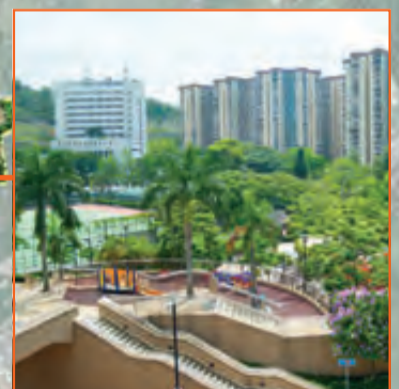
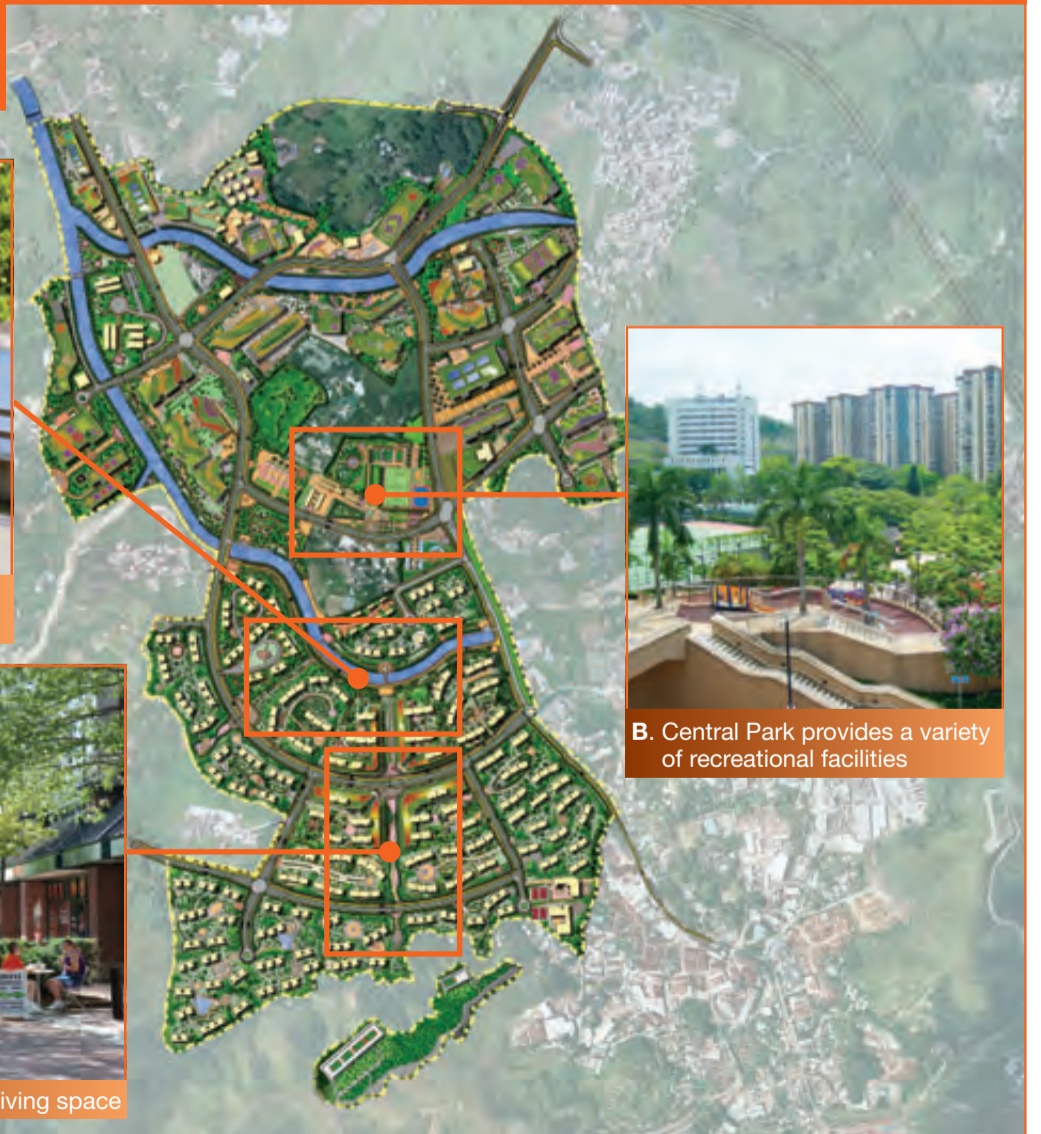
A riverside park along Ping Yuen River is proposed. It will be extensively planted with different species of trees and shrubs with the provision of passive recreational facilities such as benches, walking trails and viewing platforms.



C. Riverside Park near the low-density Residential Area



A. Green Corridor provides a comfortable living space

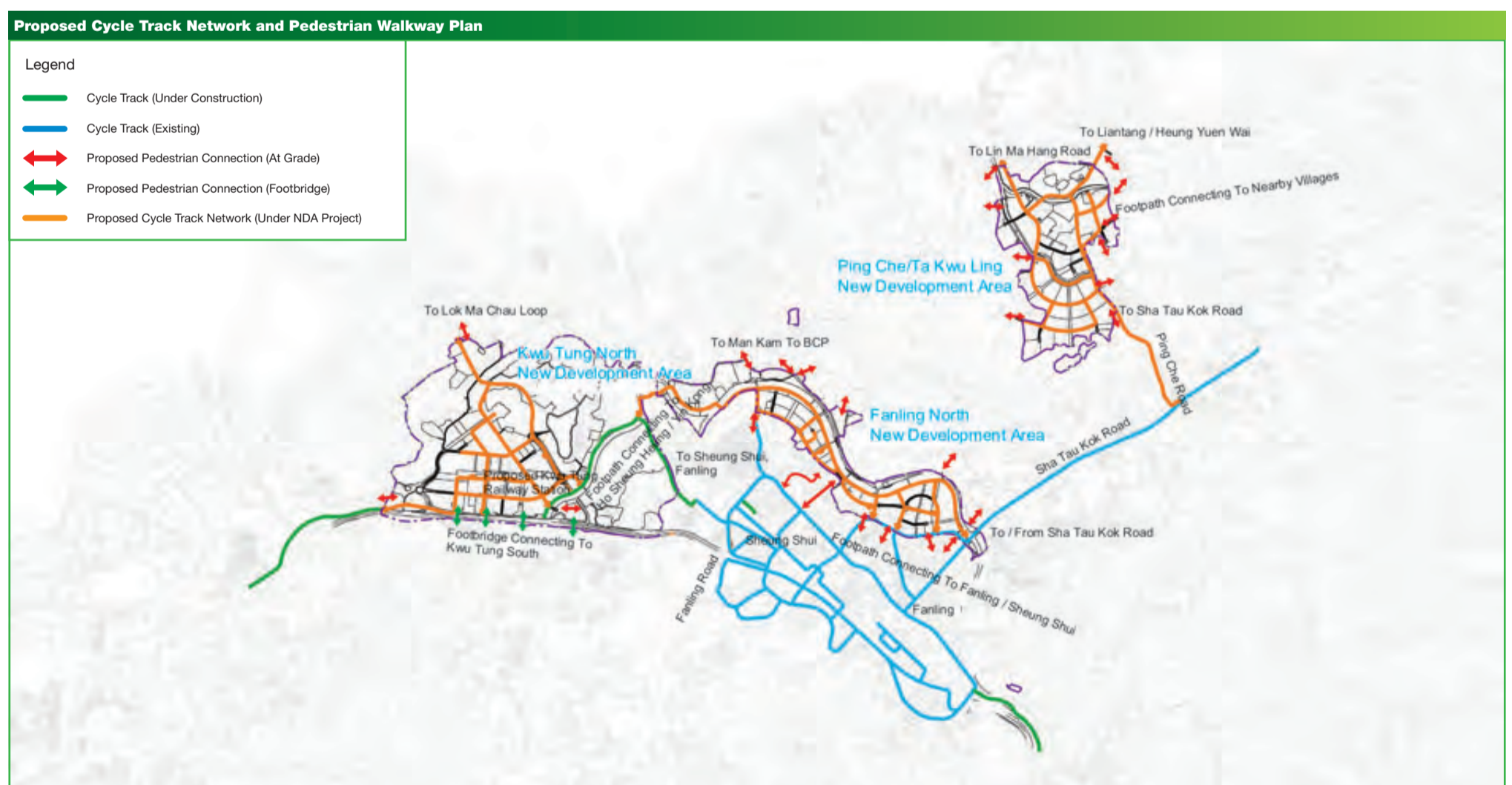
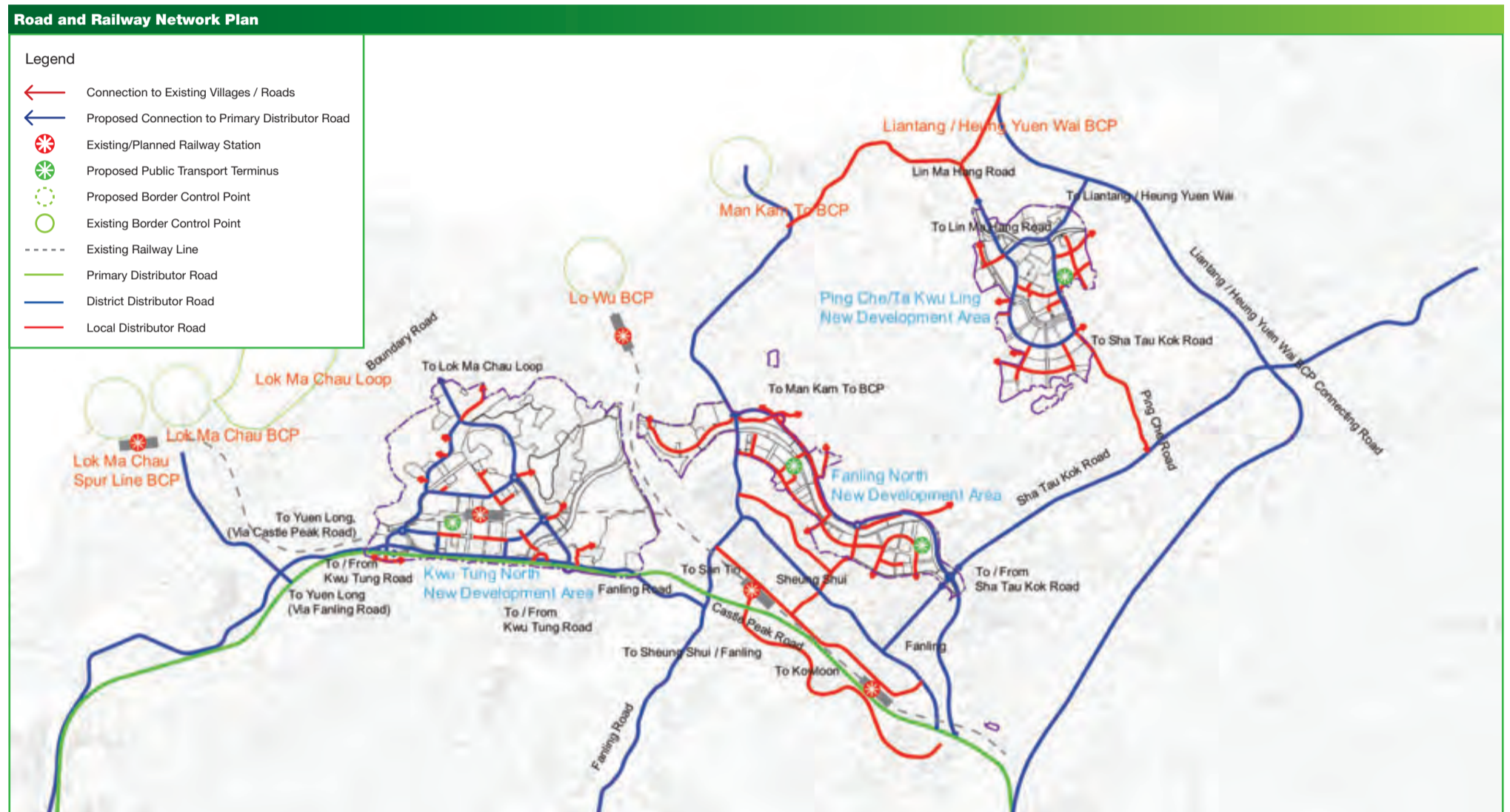


B. Central Park provides a variety of recreational facilities

# ACCESSIBILITY

The three NDAs will be connected with different parts of Hong Kong and Shenzhen by a comprehensive transport network. The proposed developments include:

- Construct a railway station on Lok Ma Chau Spur Line within the KTN NDA;
- Provide connecting roads to Lok Ma Chau Loop and the Liantang/Heung Yuen Wai BCP;
- Recommend the use of environmentally friendly buses to provide feeder services within the NDAs and between the NDAs, Fanling/Sheung Shui New Town and the railway stations;
- Provide a comprehensive pedestrian walkway and cycle track network to connect the three NDAs, Fanling/Sheung Shui New Town and the North-East and North-West New Territories cycle tracks currently under construction;
- Construct the Fanling Bypass to connect the FLN NDA with Fanling Highway (Tai Po Section) to reduce the traffic impacts on the Fanling/Sheung Shui New Town;
- Improve the existing road network that connects the three NDAs, including improvement works at Po Shek Wu Interchange and widening of a section of Fanling Highway near Kwu Tung;
- Provide connecting roads and pedestrian walkways to connect nearby villages.



# Infrastructure, Community and Recreation Facilities

Apart from basic public utilities such as water, sewage treatment, connecting roads and electricity supply system, etc, we also propose a number of green initiatives such as energy-saving street lamps, District Cooling System and sewage reuse system to achieve energy-saving and create a convenient and environmentally-friendly living environment for the existing and future residents.

A wide range of community and recreational facilities such as schools, parks, sports grounds, libraries, swimming pools, etc will be provided according to the Hong Kong Planning Standards and Guidelines (HKPSG) to meet the residents' needs.

## Implementation Arrangements

### Implementation Mechanism

To ensure orderly implementation of the NDAs according to the RODPs and timely provision of various public facilities and housing units, we will adopt the Conventional New Town Approach to implement the NDAs. Under this approach, the Government will resume and clear all the private land planned for public works projects, public housing and private developments, carry out site formation works, and provide infrastructures before allocating land for various purposes including disposal of the land planned for private developments in the market.



Sport Ground



School



Public Library



Connecting Road



Foot Bridge

### Rehousing Arrangements

The Government will ensure that the affected residents will have reasonable compensation or rehousing arrangements according to the prevailing legislation and policy prior to land clearance. A public housing site has been reserved in the KTN NDA for development of public housing to facilitate local rehousing of eligible households affected by the NDA project.

## Technical Assessment Results

The Study Team has completed the second stage of technical assessments, the results of which demonstrate that the NDAs development is technically feasible. The proposed road works, such as widening of Fanling Highway (Kwu Tung Section), improving Po Shek Wu Interchange, constructing Fanling Bypass etc, will be able to meet the traffic demand arising from the NDAs development. For drainage and sewerage, the proposed measures including appropriate site formation levels, drainage works, new tertiary sewage treatment plants etc, will comply with the relevant standards and requirements. Other aspects such as water supply and air ventilation are also technically feasible. Moreover, the second stage environmental impact assessment (EIA) shows that the development will not induce unacceptable impacts on the surrounding environment. In the site investigation of the Kwu Tung North NDA, a heavy metal, arsenic (As), was found. On the basis of land use records and site investigation results, we believe that As in the area is naturally occurring. Relevant departments have assessed the situation and confirmed that As in the area has no adverse impacts on public health. We are now in the final stage of the EIA work to consolidate the various environmental assessments. We will adopt appropriate mitigation measures to avoid adverse impact of As on the public during construction and operation stages. All engineering works under the NDAs development would strictly comply with the requirements of the EIA Ordinance.

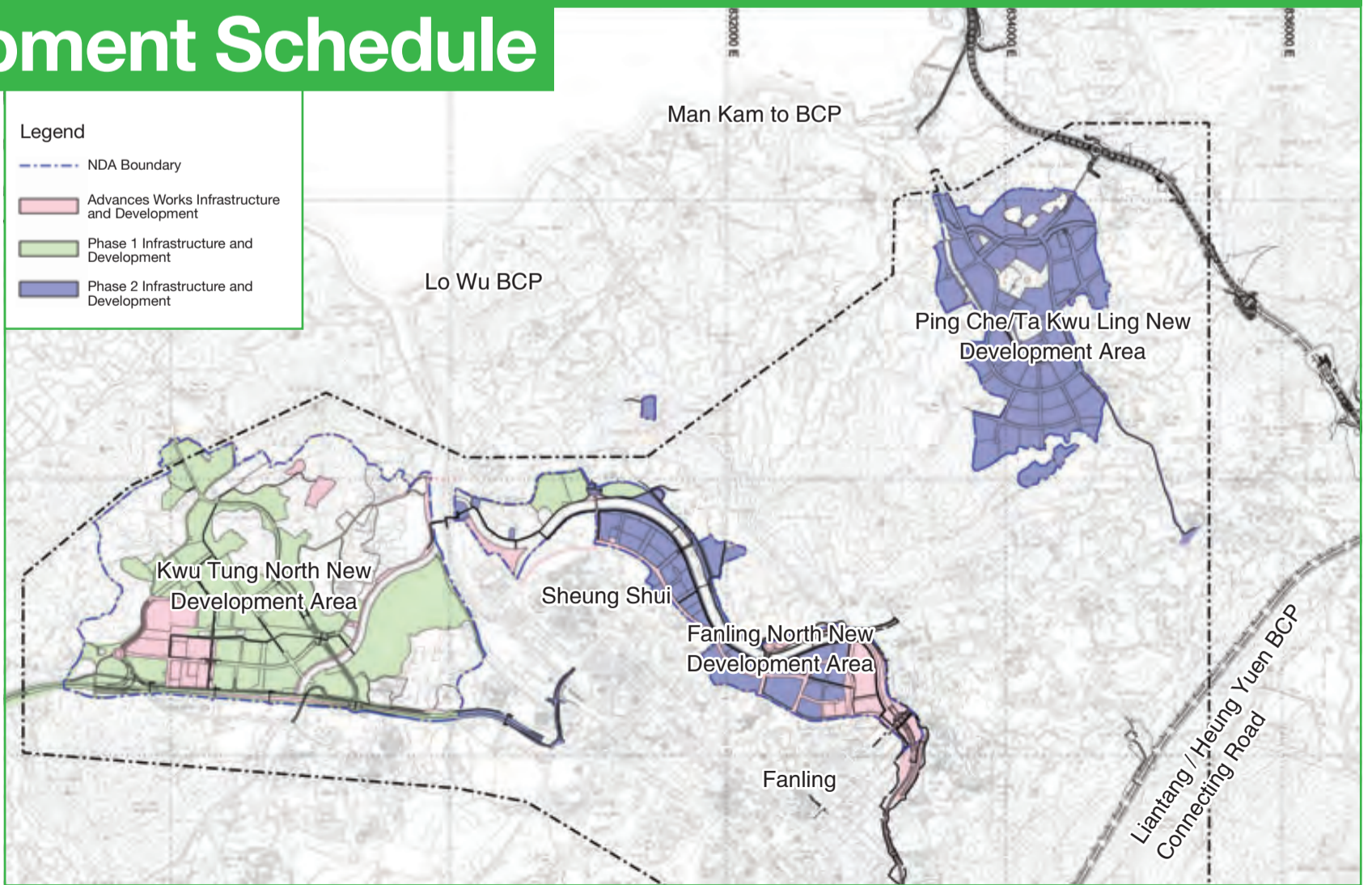
## Development Schedule

To tie in with future development, the NDAs will be developed in phases. Some infrastructural works are included in the advance works package. The detailed design of works is scheduled to commence as early as in 2013. Construction works is scheduled to commence in 2017 and will be completed progressively from 2022 for the first population intake.

Other major works will commence in 2 to 3 years after the commencement of the advance works. The entire NENT NDA project is expected to be completed by 2031.

**Legend**

- NDA Boundary
- Advances Works Infrastructure and Development
- Phase 1 Infrastructure and Development
- Phase 2 Infrastructure and Development



Development Schedule Plan

# YOUR VIEWS

*We will carefully analyse and consider the public views received from the Stage Three Public Engagement in the formulation of the Layout Plans.*

*We sincerely invite you to express your views on the North East New Territories New Development Areas Planning and Engineering Study.*

*Please give your views by filling out the attached Comment Collection Form and sending it to the Planning Department or Civil Engineering and Development Department by 31 August 2012.*

<b>Mailing Address:</b>	<b>Planning Department</b> Studies and Research Section Planning Department 16/F, North Point Government Offices 333 Java Road, North Point Hong Kong	<b>Civil Engineering and Development Department</b> New Territories North and West Development Office Civil Engineering and Development Department 9/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories
	<b>Tel No.:</b> 2231 4731	2158 5680
<b>Fax No.:</b>	2522 8524	2693 2918
<b>E-mail Address:</b>	srpd@pland.gov.hk	nentnda@cedd.gov.hk

For detailed information of the study, please visit the website:  
<http://www.nentnda.gov.hk>



Note: The names and comments/proposals (except personal information) provided by individuals or groups to the Civil Engineering and Development Department or Planning Department in the course of the Study will be disclosed, either wholly or partly, to the public (including disclosure on the relevant websites). If you do not wish to disclose such information, please advise us at the time of submission.



# COMMENT COLLECTION FORM

## North East New Territories New Development Areas Planning and Engineering Study Stage 3 Public Engagement

**Name of organization**  
**(if applicable)**         :

**Name**                       :

**Tel**                         :

**Email Address**         :

**Fax**                       :

**Opinion**                 :

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