



**The BPF Submission on North East New Territories New Development Areas
Planning and Engineering Study**

November 2012

The BPF supports this project in principle, but suggests the following issues be addressed:

Planning Densities

It was felt by our Infrastructure Committee that the government in view of the shortage of housing might have to bite the bullet and opt for a higher Plot Ratio (PR) than 5, there could be intermediate stages, e.g. 6-7, perhaps to a PR 7-8. Site development conditions should adopt AVA and avoid wall buildings. Large podiums should be avoided.

Land Ownership

It was noted that much of the land had already been purchased from village owners at an enhanced price in expectation of permitted development in situ. There will undoubtedly be a hard fought confrontation on this issue. In addition, there will be a vigorous campaign to protect agricultural activity. These issues are well known but will have to be addressed.

Amenities

More thought needs to be given to amenities and secure playgrounds (plastic turf should be included *ab initio*). Street life with the provision of shops at pavement level should be encouraged in building design.

Transport Internal and External

Traffic free pedestrian walkways radiating from the rail stations should be planned. Pedestrian streets should be included *ab initio*, frontage shops should be planned. Bikeways should be included throughout the area.



The NDA will increase traffic load on external highways. These may need upgrading to meet increased load.

Project Manager

The schemes should be put under an overall project manager together with a project team of relevant professionals; surveyors, planners, architects, engineers, landscape, and administrators etc. A separate total budget for each area should be prepared and approved and drawn down as appropriate by the project manager so that balanced development takes place coherently as development progresses and not financed separately through the PWP e.g. a fire station should be included and funds provided in the overall budget, not on the territory wide fire station plan and budget.

In view of the complexity of the land acquisition process, it would be advisable to concentrate on one area at a time, starting with Kwu Tung.