

Enclosure

**Legislative Council
Panel on Development**

**Views from the Hong Kong Institution of Engineers on
North East New Territories New Development Areas
Planning and Engineering Study**

In response to the invitation from the captioned panel, the Hong Kong Institution of Engineers (HKIE) is pleased to provide our views on the subject as set out below for consideration.

2. It is aware that there is a general concern of our community on the shortage of land, and the voices for obtaining and creating applicable land to sustain the long term development of Hong Kong and to promptly meet the housing demand due to steady growth of local population. Hence, the HKIE in general supports the development of the North East New Territories New Development Areas (NDAs), which is envisaged to alleviate the pressure of land demand and ensure a mid-term supply of residential units.
3. Regarding land use planning, it is observed that a certain proportion of the land in the NDAs is allocated for residential use. With a view to fully utilise the land and to accommodate the public housing needs, it is suggested that the ratio of public housing in relation to private housing, as well as the density of the residential area, should be carefully reviewed in the development plan.
4. Apart from meeting the housing demand, the Administration should also ensure a flexible and comprehensive land use planning in the concerned areas to meet the various objectives and needs that may arise in future. We opine to adopt a forward-looking view to reserve optimal land areas for constructing infrastructural, commercial/industrial and community facilities in the NDAs, so that on one hand the new local communities in the NDAs can be self-sufficient, while on the other hand the areas will not be isolated and secluded from the other parts of the territory.
5. However, with regard to Ping Che/Ta Kwu Ling which has land, according to the Plan, reserved for special industrial use, it is aware that this area is far from any mass transportation system and is only connected to the MTR East Rail Line Fanling Station via Sha Tau Kok Road as well as via interchanging with the proposed Regional Highway connecting Tai Wo on the south and Liantang/Heung Yuen Wai Border Control Point on the north. For its relatively rural and isolated location, hence long commuting time and low accessibility, as well as deindustrialisation trend in Hong Kong and Shenzhen, we suggest the Administration to provide further bases for such planning for further public discussion.
6. Also, from the engineering point of view, we suggest that when planning the public facilities in the NDAs, attention should be paid to the natural terrain landslide risks faced by the constructions. It is suggested that locations near hillside with potential natural landslide risks should be avoided or only be planned for infrastructures with no or

very limited public access.

7. To have high accessibility, desirable living condition and environment, and sufficient employment opportunity are almost the definite requirements for a new development area to attract residents. Hence, while mapping out for a comprehensive road network and construction planning for the NDAs would be essential, equal weight of focus should be put on preserving the characteristics of the areas, with sufficient measures and resources reserved for non-commercial purposes (e.g. agriculture) as well as ecological conservation.

8. It is recognised that the proposed development in the North East New Territories might bring considerable impact to the surrounding villages and environment. We agree that adequate compensation and reprovisioning scheme should be designed and effort should also be made to preserve the living styles and environment of the local residents envisaged to be affected by this development plan.

9. To achieve optimal development of the NDAs, we suggest the Administration to strive for a development model that involves public/ private partnership and to have sufficient provision for engagement of the community in the development process. To drive the whole community to reach a consensus in the development roadmap, we suggest the Administration to digest the voices of all the stakeholders in the community for incorporation into the development plan. Under this backdrop, we would welcome to see the NDAs to develop as another essential hub in the territory when required to meet the future development of Hong Kong.