

**NENT NDA (KWU TUNG NORTH, FANLING NORTH, AND PING CHE / TA KWU LING)  
PLANNING AND ENGINEERING STUDY – STAGE 3 PUBLIC ENGAGEMENT**

**Synopsis of a Position Paper of the Public Affairs Committee of the Hong Kong Institute of Planners**

We need to plan on a long-term basis in order to confront the challenges that face Hong Kong. We therefore put great store in the Long Term Housing Strategy, and the work of the Steering Committee on Population Policy that is intended to identify the main social, economic and policy challenges facing Hong Kong over the next 30 years. This is of particular importance given the current emphasis on overcoming the shortage of built space, improving the land utilisation rate and moves to expedite the process of supplying new housing units. This means that it is necessary to confront problems and identify a proper balance between the needs of the community, the priorities between competing demands, and the protection of environment coupled with conservation. There must also be a clear overall direction over priorities in relation to short, medium and long-term goals in order to bring stability to the market. The Long Term Housing Strategy must examine all prevailing issues pertaining to need and demand in Hong Kong in relation to the priorities of different stakeholders.

This should form the proper starting point for determining a comprehensive and credible development programme, related to annual housing targets across the various categories. With regard to Government's proposals for New Development Areas (NDAs) in NENT, the HKIP supports these measures in principle. We would however like to underscore several aspects of consideration:

*Housing Need*

- In terms of overall housing need there is a requirement to ensure the active mobility of the entire housing stock in order to reduce the sizeable number of empty units;
- There should be an overall move to increase home ownership and reduce the 30 percent of the population in public rental accommodation; and
- The issue of housing quality as well as quantity needs to be addressed/

*Land Policy*

- Land resumption is extremely expensive and it is necessary to ensure that development intensity and use equates with cost effectiveness for both NDAs and land banks;
- Innovative solutions might be required to stimulate developers to build on their extensive land banks. Options should be kept open for a mixed approach of 'conventional' new town development and public/private partnerships in order to minimise the colossal resumption and engineering costs involved;
- The projected need for land supply in the short and medium term should be equated with government's expanded land sales and lease modification programmes which is likely to substantially augment supply of new housing;
- Industrial land use associated with NDAs must be fully justified in terms of projected demand;
- Carbon reduction strategies such as compact urban design, environmentally-friendly transport networks, effluent re-use systems and 'green' urban fringe activities should be encouraged through incentives to make layouts efficient and user responsive; and
- All efforts should be made to resolve the issue of "Small House" entitlements and the extensive long-term land requirements associated with this.

*Social Dissonance*

There is a need for a careful and considered approach to resumption and compensation for affected parties in new development and redevelopment situations. Clearance of households has in the recent past caused major social disturbance, and massive costs have been associated with land compensation and ex-gratia allowances, often at several times the normal rate. Enhancing such 'rewards' at massive public cost to one group of stakeholders in order to supposedly balance the needs of another should not be taken lightly as this polarises society, and must be equated with real needs.

*Public Engagement*

The process of public engagement must be made more effective and participatory, involving stakeholders in active and creative dialogues in order to build up public consensus, support and commitment.

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