

**For discussion
on 25 November 2008**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

**North East New Territories New Development Areas
Planning and Engineering Study –
Stage One Public Engagement**

PURPOSE

The purpose of this paper is to seek Members' views on the planning for the New Development Areas (NDAs) at Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling (i.e. the Three-in-One Scheme) in the context of the Stage One Public Engagement which has just been launched. A copy of the Stage One Public Engagement Digest and four Topical Notes are at **Enclosures 1 and 2** respectively.

BACKGROUND

2. The Chief Executive announced in his 2007-2008 Policy Address the planning for NDAs as one of the ten major infrastructure projects for economic growth. In February 2008, the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) consulted Members on the proposed study framework for the North East New Territories New Development Areas Planning and Engineering Study (NENT NDAs Study). Members in general supported the Administration to carry out the Study and a funding of \$54.2 million was approved by the Finance Committee in May 2008 for this purpose. Comments by members of the previous Development Panel on the development of the NDAs are summarized in **Enclosure 3**.

3. PlanD and CEDD jointly commissioned the NENT NDAs Study in June 2008. The overall objective of the Study is to establish a planning and development framework for the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling NDAs to meet long-term housing, social, economic and environmental needs, and to formulate an implementation programme. The first population intake is scheduled for 2019.

PUBLIC ENGAGEMENT ARRANGEMENT

4. The NENT NDAs Study will take about 30 months to complete. A proactive and continuous approach to engage the public throughout the planning process has been adopted with a view to fostering consensus on and facilitating implementation of the NDA development.

5. The Study includes a three stage public engagement. The Stage One Public Engagement is to engage the public at an early stage to generate discussions of key issues relating to the development of the NDAs. Stages Two and Three of the exercise will engage the public on the Preliminary Outline Development Plans (ODPs) and Recommended ODPs respectively. The Stage One Public Engagement will be held from mid November to December this year. Such a detailed and systematic approach in public engagement has been adopted in the South East Kowloon (i.e. Kai Tak Development) Study. Though lasting for over two years, it is proven to be effective and productive.

STAGE ONE PUBLIC ENGAGEMENT ARRANGEMENT

6. In recent years, we have seen rising public aspirations for a higher quality living environment, more environmentally friendly design, socially integrated communities, as well as other changing planning circumstances including slower population growth and new requirements of some strategic land uses.

7. To facilitate more focused discussion in the Stage One Public Engagement, we have consolidated the key issues/concerns into four major topics as described below. These focus areas are generally in line with the comments raised by Members of the Development Panel in February this year. They are -

- (a) **Strategic Roles of NDAs** – In the Hong Kong 2030 Planning Vision and Strategy (HK2030 Study), the strategic location of the NDAs, being in close proximity to the boundary district, was considered as having potential for meeting strategic land use requirements, such as special industries and tertiary educational uses. With the rapid changes in the planning circumstances in Hong Kong over the last few years, we wish to seek the public's views afresh on the development themes for the NDAs.
- (b) **People-oriented Communities** – The public has expressed strong desire for people-oriented communities. We wish to keep abreast of the public aspirations on such aspects as development of a socially integrated and well-supported community with good physical design.

- (c) **Sustainable Living Environment** – There is continuous call for conserving and making sustainable use of existing resources in the planning process. Similar view was also raised by some Members at the meeting on NENT NDAs in February this year. Our vision is to develop the NDAs into “green cities” as far as possible, incorporating such sustainable development features as low carbon emission, use of clean and renewable energy, and reliance on mass transport, etc. With this vision in mind, we would engage the public to discuss on measures to reduce undue pressures on the natural environment as well as environmentally friendly design and provision of installations to achieve a sustainable living and working environment. We wish to obtain views on the building of “green cities” through a combination of resource-saving and energy-efficient measures.
- (d) **Implementation Mechanisms** – The extent of private land affected by the implementation of the NDAs is unprecedented. To facilitate implementation, early engagement with the public and stakeholders on a suitable implementation mechanism is required. In this regard, we have included a summary of private sector participation approaches in the engagement materials. Community views on these approaches are welcome.

8. The Stage One Public Engagement Digest including an explanatory note on the existing context, planning principles and key issues relating to the development of the NDAs is at **Enclosure 1**. Notes for each of the four topics mentioned in paragraph 7 above have been prepared to provide more details to facilitate exchange of views in the engagement exercise (**Enclosure 2**). Members’ views on the development and implementation of the NDAs have been duly taken on board when drawing up the engagement digest and topical notes.

9. The Stage One Public Engagement is an envisioning process aiming at arousing early public discussion on the key issues relating to the NDAs. At this stage, no recommendation on the use and intensity of development is set out in the public engagement materials since the NDA proposals are yet to be formulated. On the basis of on-going studies and analysis and taking into account the public comments received during the Stage One Public Engagement, key development parameters would be formulated and translated into the Preliminary ODPs. We will then consult the public on the Preliminary ODPs, with detailed development parameters and three-dimensional illustrations of the design concepts to be provided in the Stage Two Public Engagement scheduled for the third quarter of 2009.

STAGE ONE PUBLIC ENGAGEMENT ACTIVITIES

10. We have consulted the Town Planning Board on 14 November 2008. We will brief other relevant Boards/Committees, including the North District Council and the relevant Rural Committees. Briefing sessions will also be arranged for professional bodies, green groups and other interested organizations.

11. A community workshop with focus group discussions on the four concerned topics is scheduled for 20 December 2008 (registration form of the workshop in **Enclosure 4**). Members are welcome to participate in the workshop.

ADVICE SOUGHT

12. Members are invited to give views on the planning for development of NDAs at Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling, in particular on the four focus topics set out in paragraph 7 above.

ATTACHMENT

Enclosure 1	Stage One Public Engagement Digest
Enclosure 2	Topical Notes on Strategic Roles, People-oriented Communities, Sustainable Living Environment and Implementation Mechanisms
Enclosure 3	Summary of Development Panel Members' Comments on the NENT NDAs Planning and Engineering Study
Enclosure 4	Community Workshop Registration Form

Development Bureau
November 2008

North East New Territories New Development Areas

Planning & Engineering Study

Stage One
Public Engagement Digest
November 2008



土木工程拓展署
Civil Engineering and
Development Department



規劃署
Planning Department

ARUP

Invitation to Participate

The Chief Executive announced in his 2007- 2008 Policy Address the planning for New Development Areas (NDAs) as one of the ten major infrastructure projects for economic growth. The NDAs shall provide quality living space in the northern New Territories.

The Planning and Development Study on North East New Territories (NENT Study) commissioned in 1998, identified Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) as suitable NDAs, i.e. the 3-in-1 NDAs. However, in the light of the slower growth of population and housing demand, the NDA proposals were shelved in 2003. The “Hong Kong 2030: Planning Vision and Strategy” (the HK2030 Study) completed in 2007 has revisited the need for strategic development areas in the New Territories and recommended proceeding with the NDA developments to address the long-term housing demand and provide employment opportunities.

To initiate the implementation of these NDAs, the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) of the Hong Kong Special Administrative Region (HKSAR) Government jointly commissioned the North East New Territories New Development Areas Planning and Engineering Study (NENT NDAs Study) in June 2008.

Given the changes in planning circumstances since 2003, including Hong Kong's growing economic integration with the Mainland, the proposed opening up of large part of the Frontier Closed Area, as well as changing public aspirations on the living environment, the current NENT NDAs Study will develop an appropriate land use planning framework to guide the development of the KTN, FLN and PC/TKL NDAs. You are cordially invited to participate in the Stage 1 Public Engagement exercise of the NENT NDAs Study, so as to help formulate the guiding principles for the Study.



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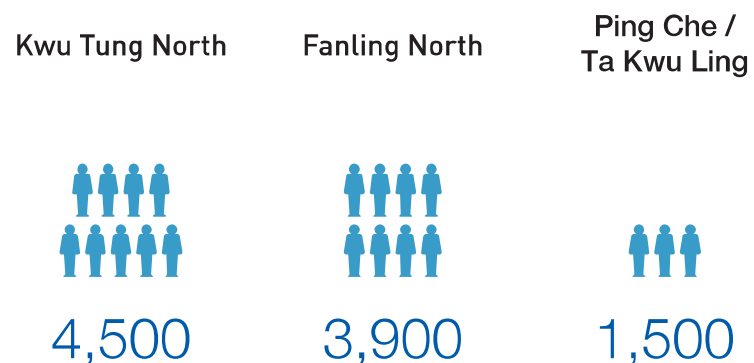


Our NDAs

Key Features & Land Uses...

The 3-in-1 NDAs are situated in the northeastern part of the New Territories. The majority of these NDAs involve mixed land uses: small scale residential developments, scattered village settlements, agricultural lands, wetlands, open storages and rural industries.

Existing Population*



Remark:

* Figures are derived from 2006 Population By-census data with the distribution based on 2001 situation and are corrected to the nearest hundred.



Scattered Village Settlements



Open Storage & Rural Industries

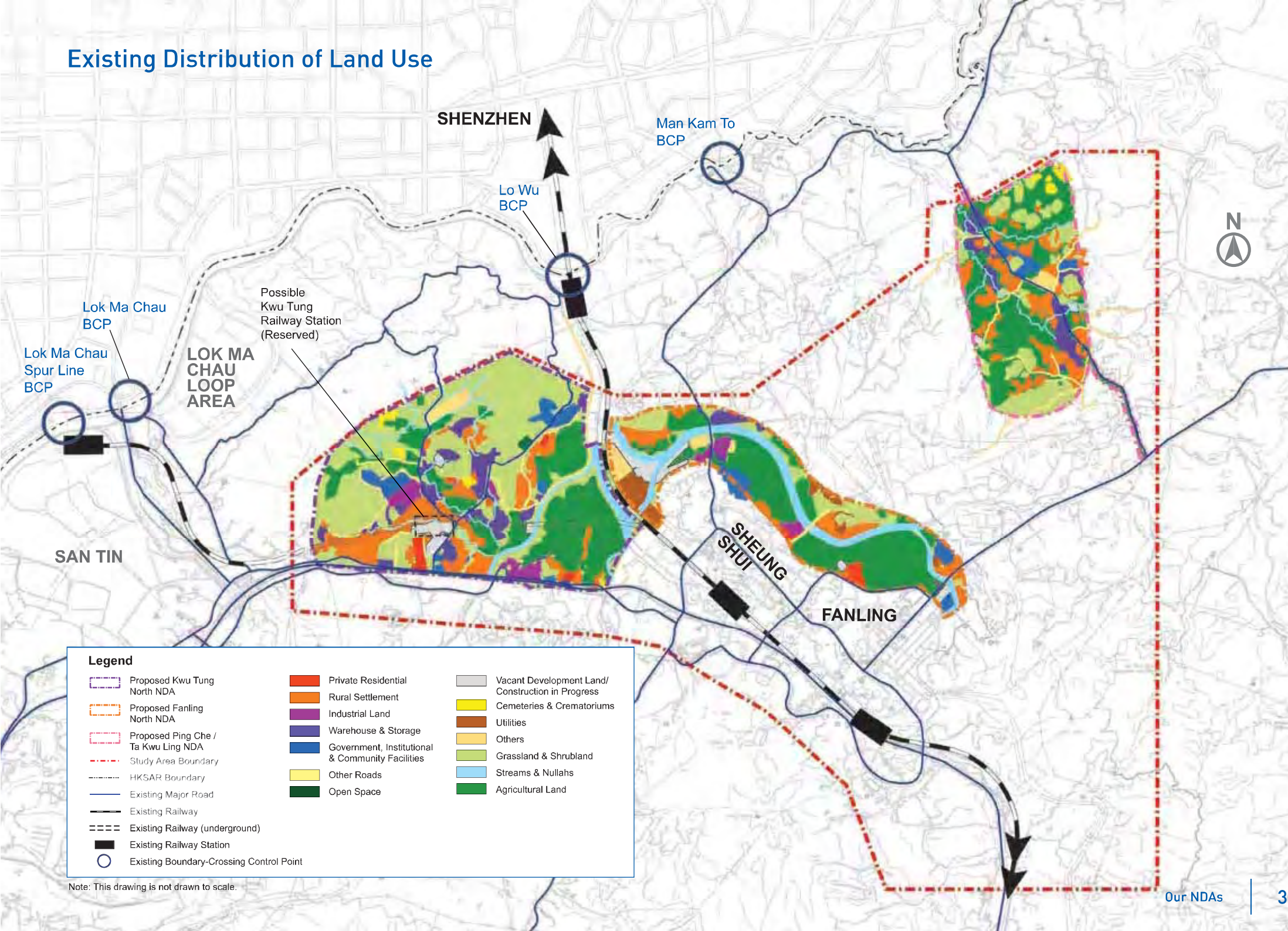


Agricultural Lands



Wetlands

Existing Distribution of Land Use



Note: This drawing is not drawn to scale.

Previous NENT Study

IN THE PAST...

Previous NENT Study put forward the following development proposals:

Kwu Tung North NDA

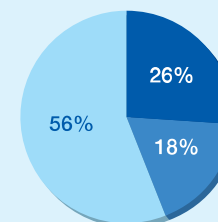


Artist's impression of Kwu Tung North NDA in Previous NENT Study

Development Theme	A Boundary Town
Population	about 100,000
Employment	about 16,000
Max. Plot Ratio	6.5
Max. Building Height	46-storey and above
Number of Flats	40,900

Housing Mix

- Public Rental Housing
- Subsidised Home Ownership Scheme/
Private Sector Participation Scheme
- Private Housing Mix



Fanling North NDA

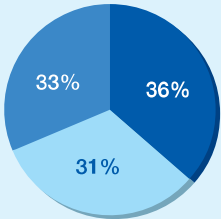


Artist's impression of Fanling North NDA in Previous NENT Study

Development Theme	A Riverside Town
Population	about 80,000
Employment	about 2,500
Max. Plot Ratio	6.5
Max. Building Height	46-storey and above
Number of Flats	30,800

Housing Mix

- Public Rental Housing
- Subsidised Home Ownership Scheme/
Private Sector Participation Scheme
- Private Housing Mix

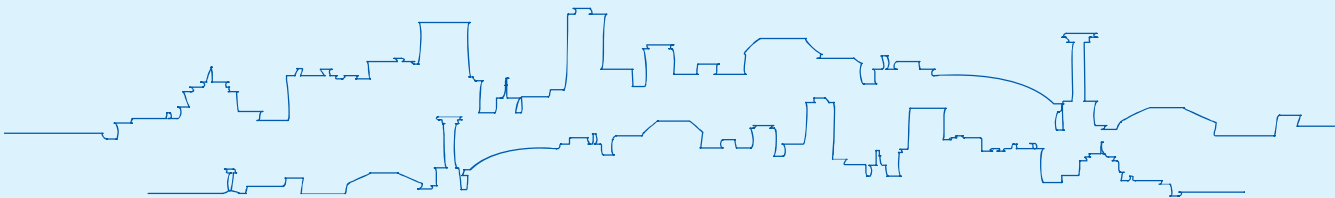


Ping Che / Ta Kwu Ling NDA



Photo of Ping Che / Ta Kwu Ling

Development Theme	Open Storage Area and Rural Industrial Areas
Population	NA (No residential development proposed)
Employment	about 2,300



Key Changes

NOW...

The following key changes in the last few years have implications on the planning and development of the NDAs.

Changes in Planning Circumstances

1. Changing Regional Dynamics

Closer cross-boundary interactions and increasing cross-boundary movements.

2. Changes in Housing Policy

Cessation of production of Home Ownership Scheme and termination of Private Sector Participation Scheme.

3. New Land Use Requirements

Strategic land reserve for higher educational uses and high-value added non-polluting industries.

4. New Nature Conservation Policy

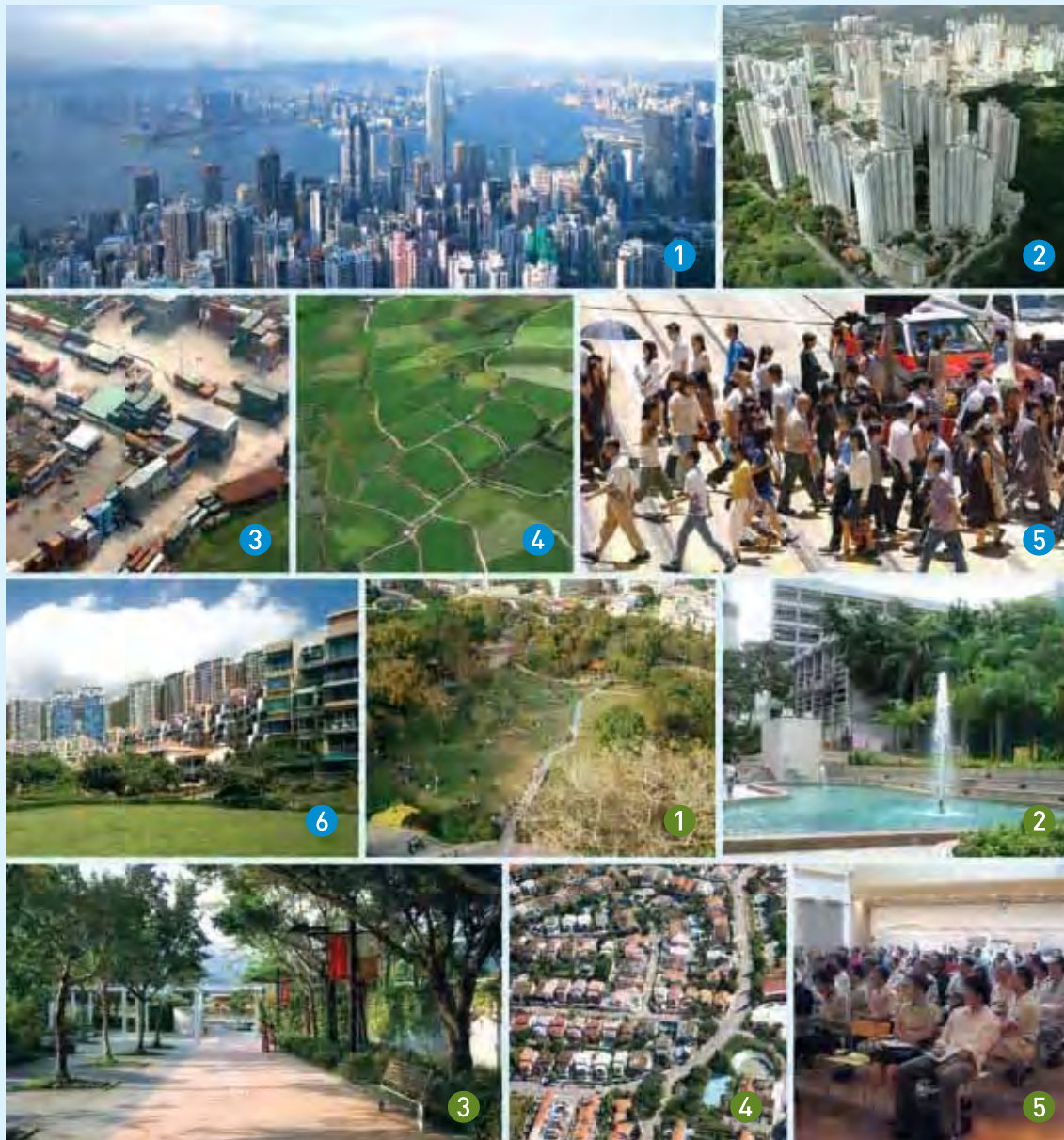
Long Valley and Ho Sheung Heung have been identified for enhanced conservation.

5. Slower Population Growth

Less pressure for housing than in the 1990's.

6. Introduction of Urban Design Guidelines and Air Ventilation Assessment Requirements

More emphasis on urban design and air ventilation to shape a better physical environment in aesthetic and functional terms.



Changes in Public Aspirations

1. People-Oriented Planning

Achieving social harmony through planning. Growing aspirations for better work-life balance, community facilities and more local employment opportunities.

2. Quality Living Environment

Better housing conditions, alternative housing choices and enhanced townscapes.

3. Environmentally Friendly Development

Growing awareness of environment capacities. Achieving environmental gains through planning. Conservation of ecological and heritage resources.

4. Lower Development Density

Lower density developments for better urban design and air ventilation, more public spaces and visual corridors.

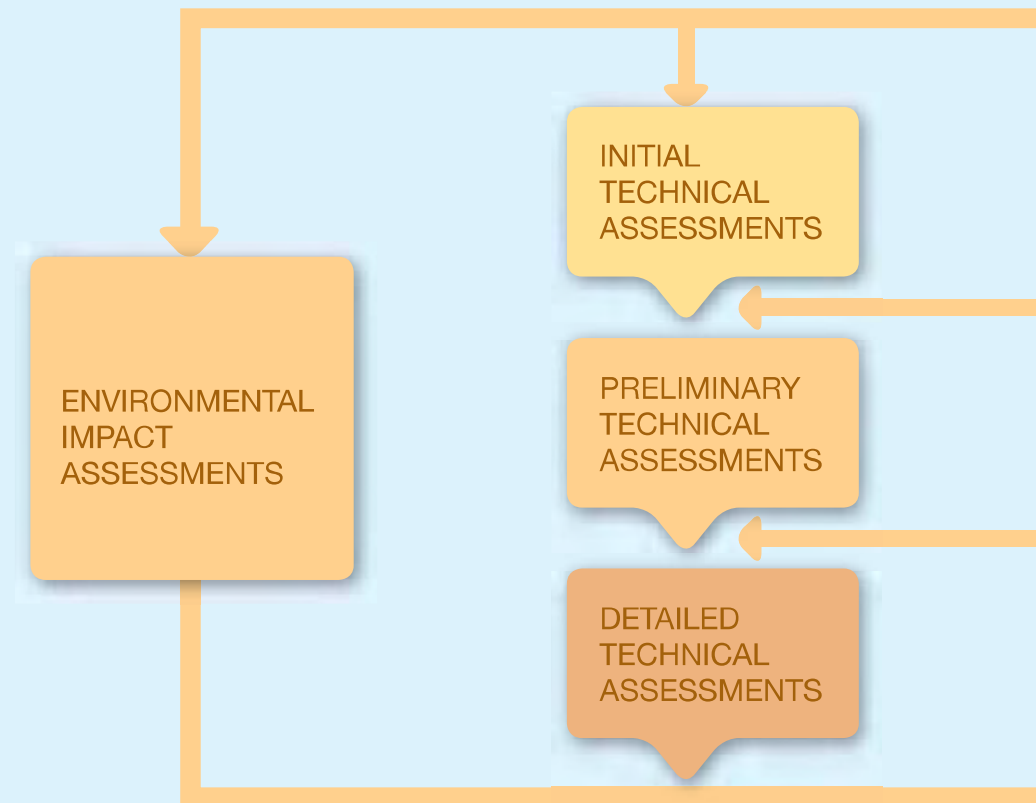
5. Increased Public Engagement

Greater community interest and involvement in the planning process.

Study Objectives and Public Engagement Programme

This Study will...

- formulate a development plan for NDAs taking into consideration the latest planning circumstances, community aspirations and development needs;
- carry out engineering studies to review the engineering feasibility of the development for the NDAs; and
- undertake Environmental Impact Assessment including Heritage Impact Assessment to establish environmental acceptability of the development for the NDAs.



Study Process

Previous NENT Study

BASELINE UPDATE & REVIEW
OF KEY ISSUES

PRELIMINARY OUTLINE
DEVELOPMENT PLANS

RECOMMENDED OUTLINE
DEVELOPMENT PLANS

FINALISED LAYOUT PLANS

End 2008

Mid 2009

Early 2010

Public Engagement Programme

A comprehensive public engagement programme will be carried out in parallel with the NENT NDAs Study to ensure timely incorporation of public views into the planning and design of the NDAs.

PRESENT
STAGE

STAGE
1

APPRECIATE THE EXISTING
CONTEXT OF THE NDAs

DEVELOP VISIONS FOR THE NDAs

STAGE
2

DISCUSS THE PRELIMINARY OUTLINE
DEVELOPMENT PLANS

STAGE
3

DISCUSS THE RECOMMENDED OUTLINE
DEVELOPMENT PLANS

CONSOLIDATE THE DETAILS IN LAYOUT PLANS

Let's Look at the Existing Context of Our NDAs ▶▶▶

Existing Context Planning

Strategic Location



1 Closer Cross Boundary Interaction

To capitalise the strategic location, increasing cross-boundary activities and economic integration with the Mainland.

2 Integration with the Anticipated Development Around NDAs

- opening up a large part of the Closed Area progressively from 2010
- future development in Lok Ma Chau Loop
- Boundary-crossing Control Point (BCP) at Liantang/Heung Yuen Wai
- future development in Shenzhen

3 Rail-Based Development

The readily available mass transportation service of the Lok Ma Chau Spur Line with the possible Kwu Tung Railway Station offers convenient access.

4 Integrated Planning & Coordinated Development of the NDAs

More holistic planning that allows for better sharing of resources. More efficient and sustainable provision and uses of the engineering infrastructure and supporting facilities in Fanling and Sheung Shui New Towns.

5 Changes in Territorial Demand for Port Back-Up & Open Storage

The trend for port back-up land uses to move across the boundary nearer the cargo centres in the Pearl River Delta is expected to continue.



Legend

Proposed Kwu Tung North NDA

Proposed Fanling North NDA

Proposed Ping Che / Ta Kwu Ling NDA

Lok Ma Chau Loop Area

Closed Area

HKSAR Boundary

Existing Closed Area Boundary

Existing Major Road

Existing Railway

Existing Railway (Underground)

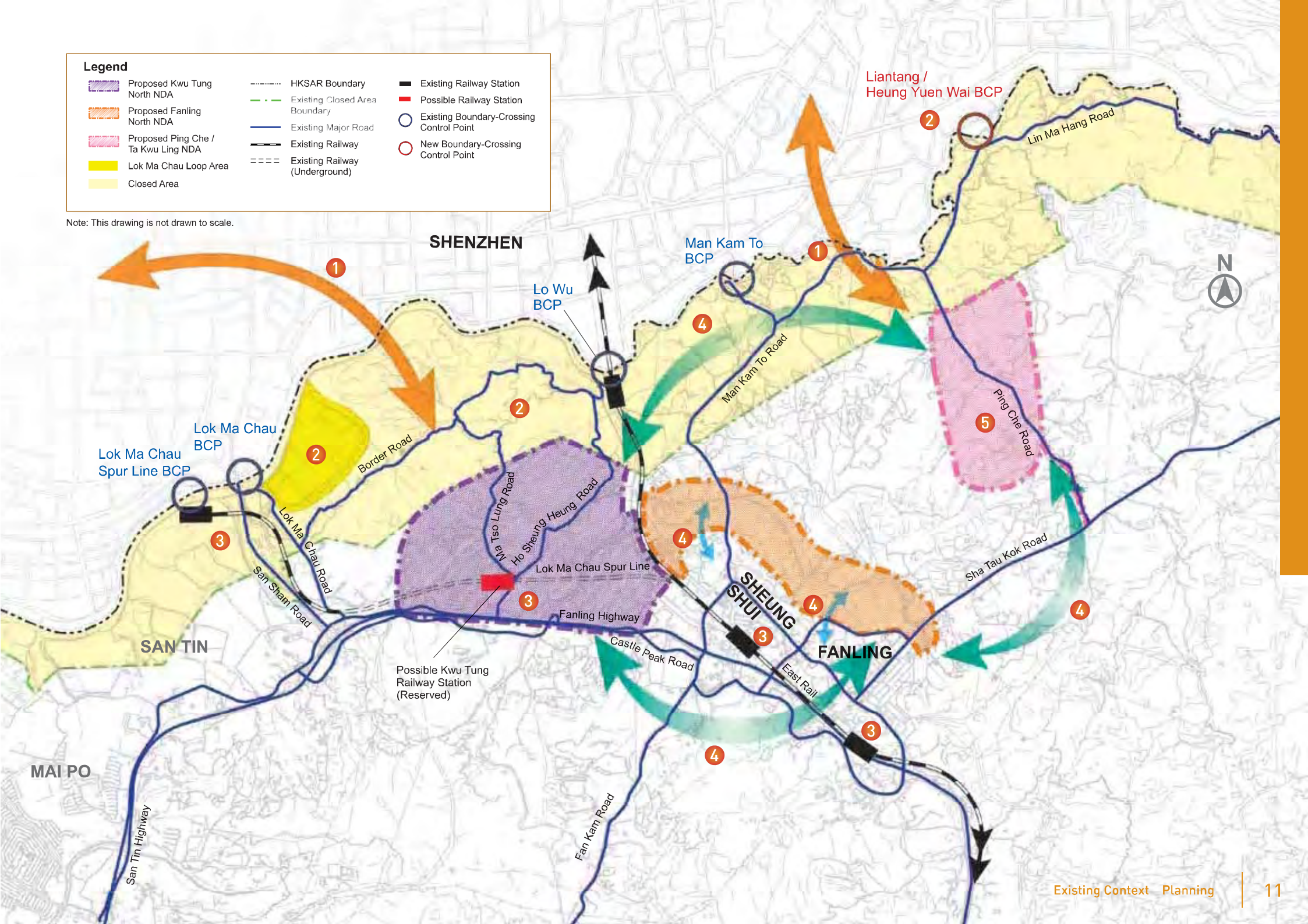
Existing Railway Station

Possible Railway Station

Existing Boundary-Crossing Control Point

New Boundary-Crossing Control Point

Note: This drawing is not drawn to scale.



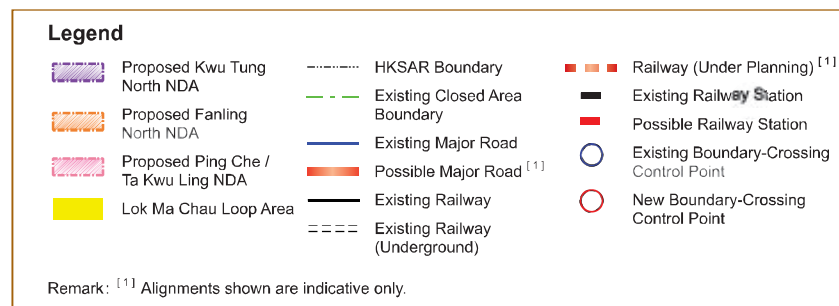
Existing Context Transportation

Well Connected to Regional
and Strategic Links

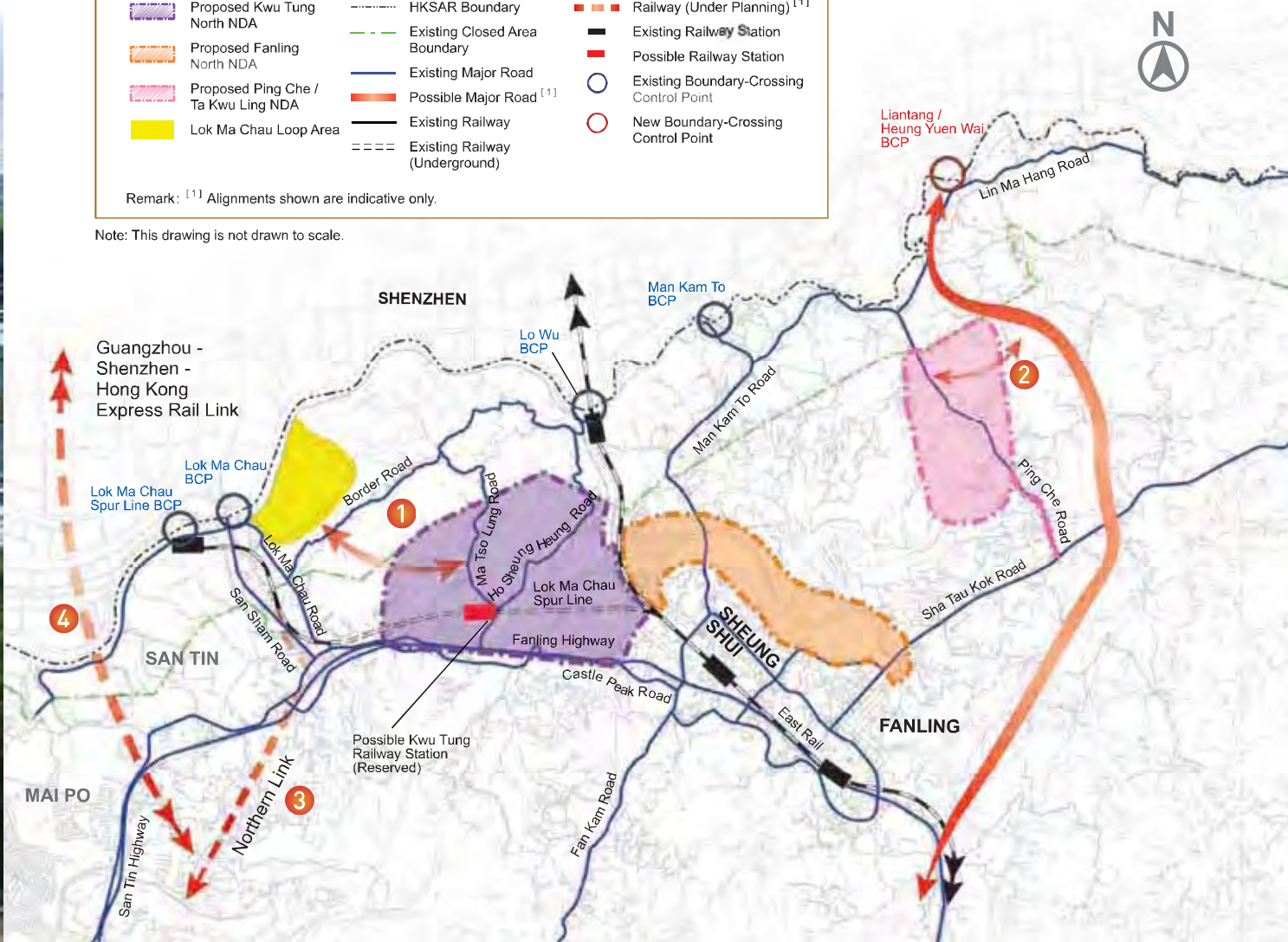


Planned/Possible Road & Rail Networks near NDAs

- ① Linkages to Lok Ma Chau Loop Area
- ② Linkages to the new Liantang/Heung Yuen Wai Boundary-Crossing Control Point and the associated connecting road
- ③ Northern Link
- ④ Guangzhou – Shenzhen – Hong Kong Express Rail Link (Hong Kong Section)



Note: This drawing is not drawn to scale.



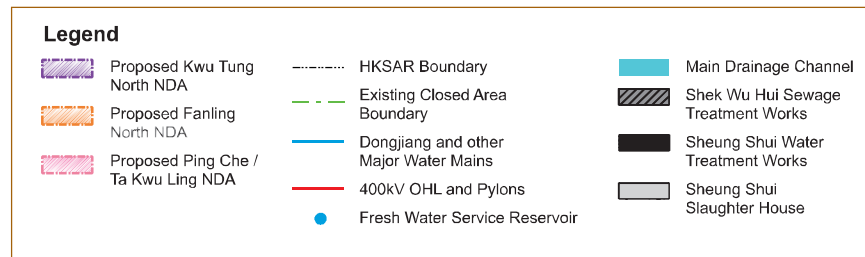
Existing Context Infrastructure

Segregated by Major
Services Infrastructure

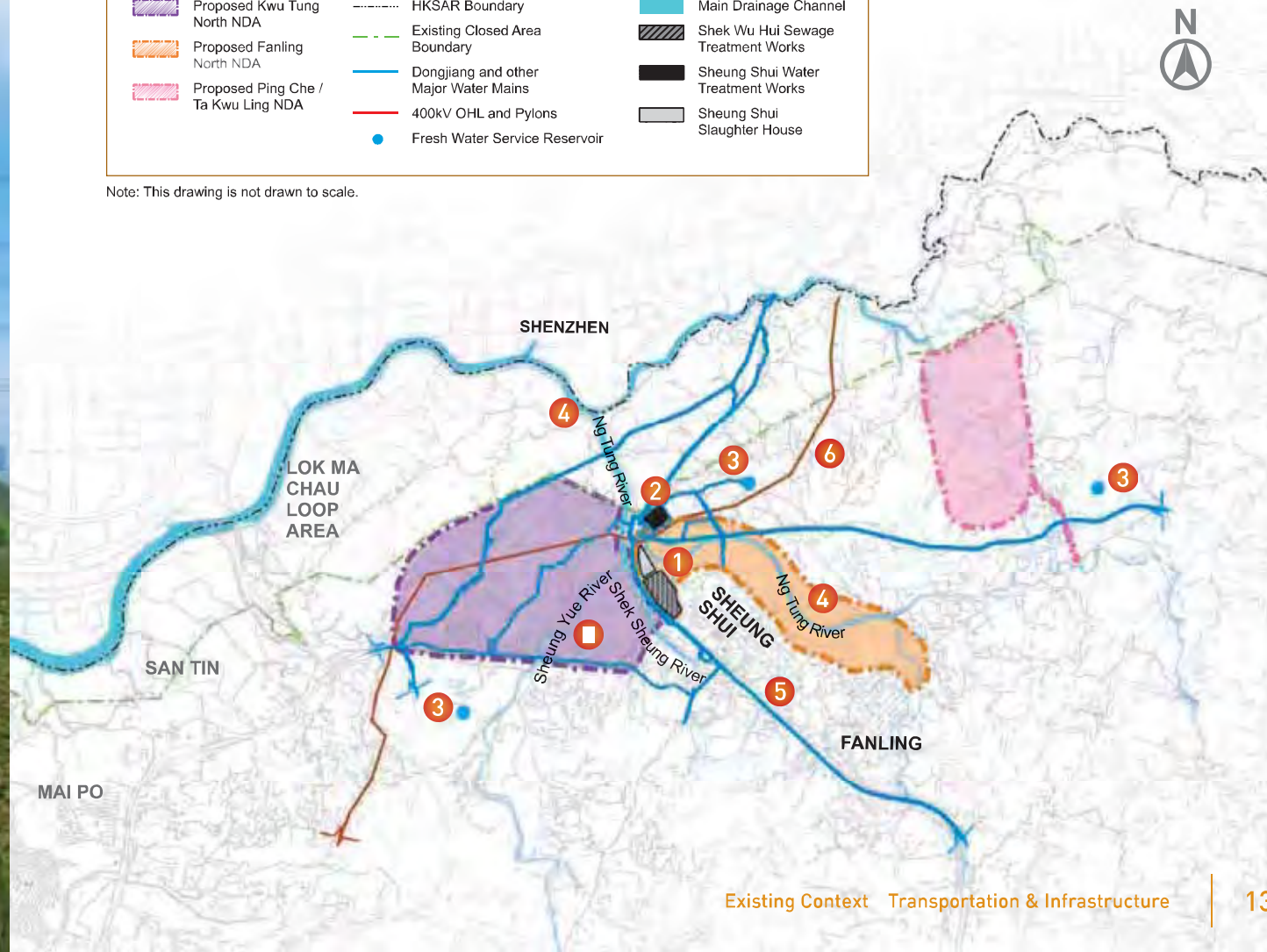


Major Existing Services Infrastructure near NDAs

- | | |
|--------------------------------------|--|
| ① Shek Wu Hui Sewage Treatment Works | ④ Main Drainage Channels |
| ② Sheung Shui Water Treatment Works | ⑤ Dongjiang and other Major Water Mains Networks |
| ③ Fresh Water Service Reservoirs | ⑥ 400kV Overhead Power Supply Line and Pylons |



Note: This drawing is not drawn to scale.



Existing Context Ecological & Cultural Heritage

High Value Ecological,
Landscape, Cultural and
Heritage Resources



Cultural Heritage



1 Declared Monuments

- Hau Ku Shek Ancestral Hall



2 Graded Historic Buildings

Grade I

- Earth God Shrine of Kam Tsin Tsuen

Grade II

- Hung Shing Temple & Pai Fung Temple
- Man Ming Temple
- Shin Shut Study Hall
- Wing Ning Wai

Grade III

- Sin Wai Nunnery

Ecology



3 Long Valley and Ho Sheung Heung

- priority area for nature conservation
- fresh water marshes
- agriculture
- diverse bird community including rare species
- egret foraging area



4 Ho Sheung Heung Egret

- bird flight line
- one of the largest bird egretries in Hong Kong
- water bird



5 Sheung Yue River & Ng Tung River

- fragmented / degraded patches of wetland
- landscape resources
- foraging areas for egrets and other water birds



6 Fung Shui Woodland & Significant Mature Tree Cluster

- woodland and grassland
- landscape & heritage resources

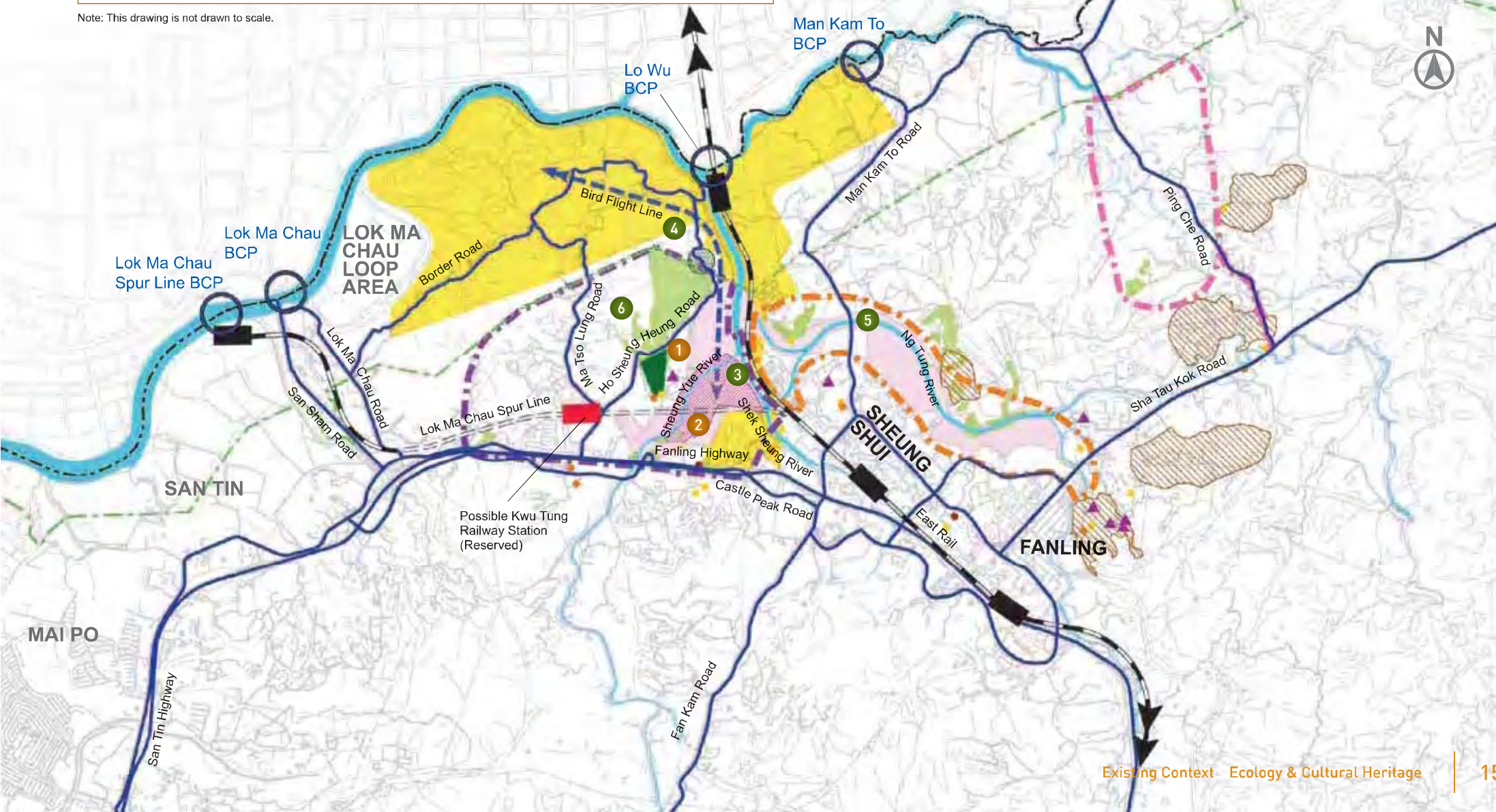
Legend

	Existing Railway		Archaeological Site ^[2]
			Wetland and Agricultural Land Area ^[2]
	Existing Railway Station		Important Bird Area ^{[1][2]}
	Possible Railway Station		Fung Shui Woodland ^[2]
			Significant Mature Tree Cluster / Woodland ^[2]
			Declared Monument
			Grade I Historic Building
			Grade II Historic Building
			Grade III Historic Building

Remark: ^[1] Area defined by Bird Life International.

^[2] Boundaries shown are indicative only.

Note: This drawing is not drawn to scale.



Existing Context Landholding Status

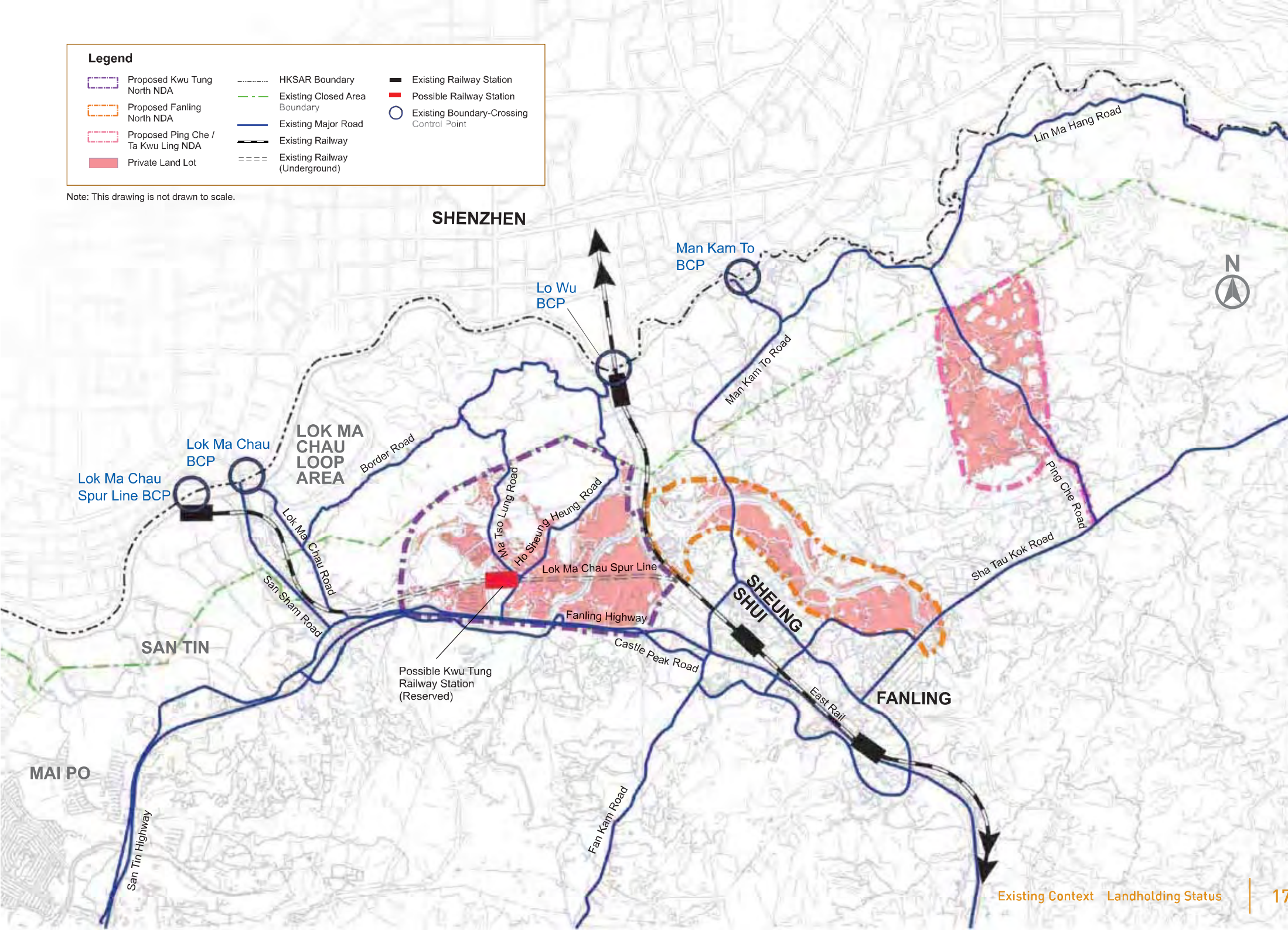
High Proportion of
Private Land Lots

	Kwu Tung North NDA	Fanling North NDA	Ping Che/Ta Kwu Ling NDA	TOTAL
Total Land Area (ha)	500	260	240	1000
Total Developable Area (ha) (Excluding Hills and Rivers)	350	200	225	775
	Government: 170 Private: 180	Government: 95 Private: 105	Government: 65 Private: 160	
Private Land (ha) (% of Total Developable Area)	180 (51%)	105 (53%)	160 (71%)	445 (57%)

Legend

- | | | |
|---|--|--|
|  Proposed Kwu Tung North NDA |  HKSAR Boundary |  Existing Railway Station |
|  Proposed Fanling North NDA |  Existing Closed Area Boundary |  Possible Railway Station |
|  Proposed Ping Che / Ta Kwu Ling NDA |  Existing Major Road |  Existing Boundary-Crossing Control Point |
|  Private Land Lot |  Existing Railway | |
| |  Existing Railway (Underground) | |

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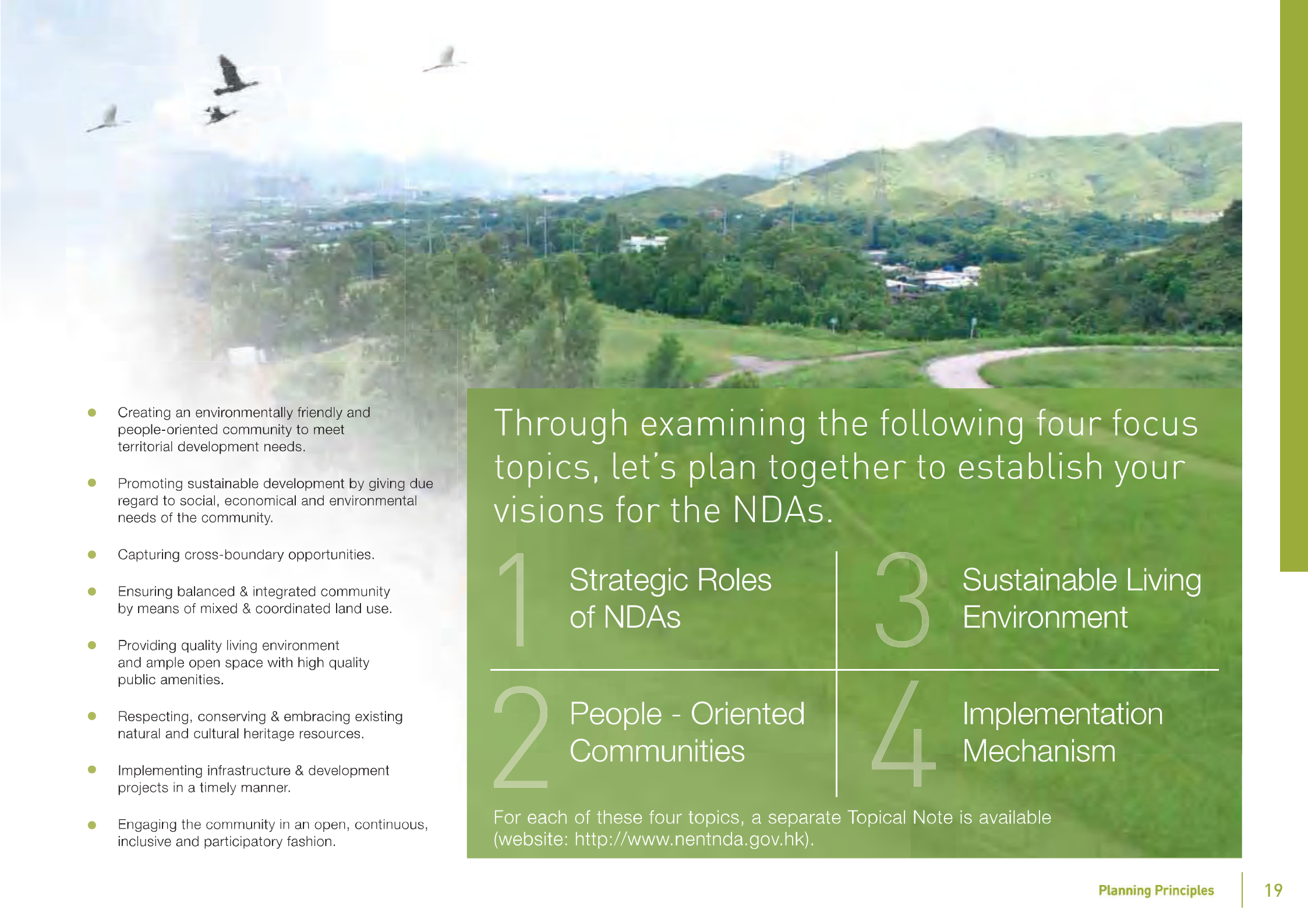


Planning Principles

In response to the current public aspirations for higher quality living environment, existing context & opportunities of the NDAs...

The following planning principles are proposed for the NENT NDAs Study.



- 
- Creating an environmentally friendly and people-oriented community to meet territorial development needs.
 - Promoting sustainable development by giving due regard to social, economical and environmental needs of the community.
 - Capturing cross-boundary opportunities.
 - Ensuring balanced & integrated community by means of mixed & coordinated land use.
 - Providing quality living environment and ample open space with high quality public amenities.
 - Respecting, conserving & embracing existing natural and cultural heritage resources.
 - Implementing infrastructure & development projects in a timely manner.
 - Engaging the community in an open, continuous, inclusive and participatory fashion.

Through examining the following four focus topics, let's plan together to establish your visions for the NDAs.

1

Strategic Roles
of NDAs

3

Sustainable Living
Environment

2

People - Oriented
Communities

4

Implementation
Mechanism

For each of these four topics, a separate Topical Note is available (website: <http://www.nentnda.gov.hk>).

Your Vision Strategic Roles of NDAs

According to the HK2030 Study, NDAs could be developed for a mixture of uses, emphasising the creation of a quality living and working environment to meet the long term needs of the population. Given the strategic location of the NDAs nearing the cross boundary facilities, other than providing housing land, they could serve to meet other strategic land use requirements, such as special industries and tertiary educational uses, which will also provide employment.

Taking into account the latest planning circumstances including the opening up of a large part of the Closed Area, the future development in Lok Ma Chau Loop and the new Boundary-crossing Control Point, we may consider the need and suitability for any other strategic land use requirements within the NDAs in a comprehensive manner. These uses should be able to provide employment opportunities in the area.



Tourism Nodes...



Educational Uses...



Eco-Friendly New Town...
Residential & Mixed-Use Hub...



Commercial Node... Logistic Centre...
High Value Added Industries...
Clean Special Industries...

1 How can we take advantage of increasing cross boundary activities in the development of NDAs and have the NDAs to serve wider regional needs?

2 How can we capture the opportunities to satisfy territorial and local needs in the development of NDAs as well as providing employment?

3 What's your vision for the development theme of the Kwu Tung North NDA, Fanling North NDA and Ping Che/Ta Kwu Ling NDA respectively?

For more details on this issue, please also refer to the related Topical Note.



Your Vision

People-Oriented Communities

With a view to promoting people-oriented communities in the NDAs, the physical design of the NDAs have to be conducive towards achieving social integration, recognising sense of community, social well-being and social equity. Adequate facilities, hard and soft infrastructure, and other social resources, are provided and deployed effectively and efficiently, to build up a well supported community. The NDAs shall provide a harmonised and balanced built environment with good urban design.

1 How can we create socially-integrated communities in the NDAs?

- Balanced Population Profile?
- Private vs Public Housing Ratio?
- Development Density?
- What Types of Local Employment Opportunities should we cater for?



©PhotoAito / James Hardy



2 What are the facilities that will encourage social interaction and sense of community/well-being?

3 How can we achieve people-oriented design/layout in terms of urban design?

4 What are your views on the planning for pedestrians in the NDAs?

For more details on this issue, please also refer to the related Topical Note.



Your Vision

Sustainable Living Environment

The principle of sustainable development calls for an appreciation of the need to conserve existing resources in the planning process, as well as emphasis on achieving sustainable outcomes. In practice, this calls for the integration of the existing ecological, cultural heritage and landscape resources with environmentally friendly design. In achieving sustainable development in the NDAs, we need to consider how to reduce undue pressures on the natural environment during both planning, construction and implementation.

We shall also explore ways to achieve the energy efficient objective and to promote a low carbon economy (an economy based on low energy consumption and low pollution) in the planning and engineering design to develop the NDAs.



Example of Cultural Heritage Trail

Legend

● Point of Interest



1 How can we optimise the values of ecological, natural, landscape and cultural heritage resources in the NDAs?

2 How can we promote sustainable living environment through urban design?

3 What options can be considered for environmentally friendly transport measures in NDAs?

4 How can we encourage Energy-Efficient Measures and what options can be considered in terms of energy, water and waste recycling?



For more details on this issue, please also refer to the related Topical Note.

Your Vision

Implementation Mechanism

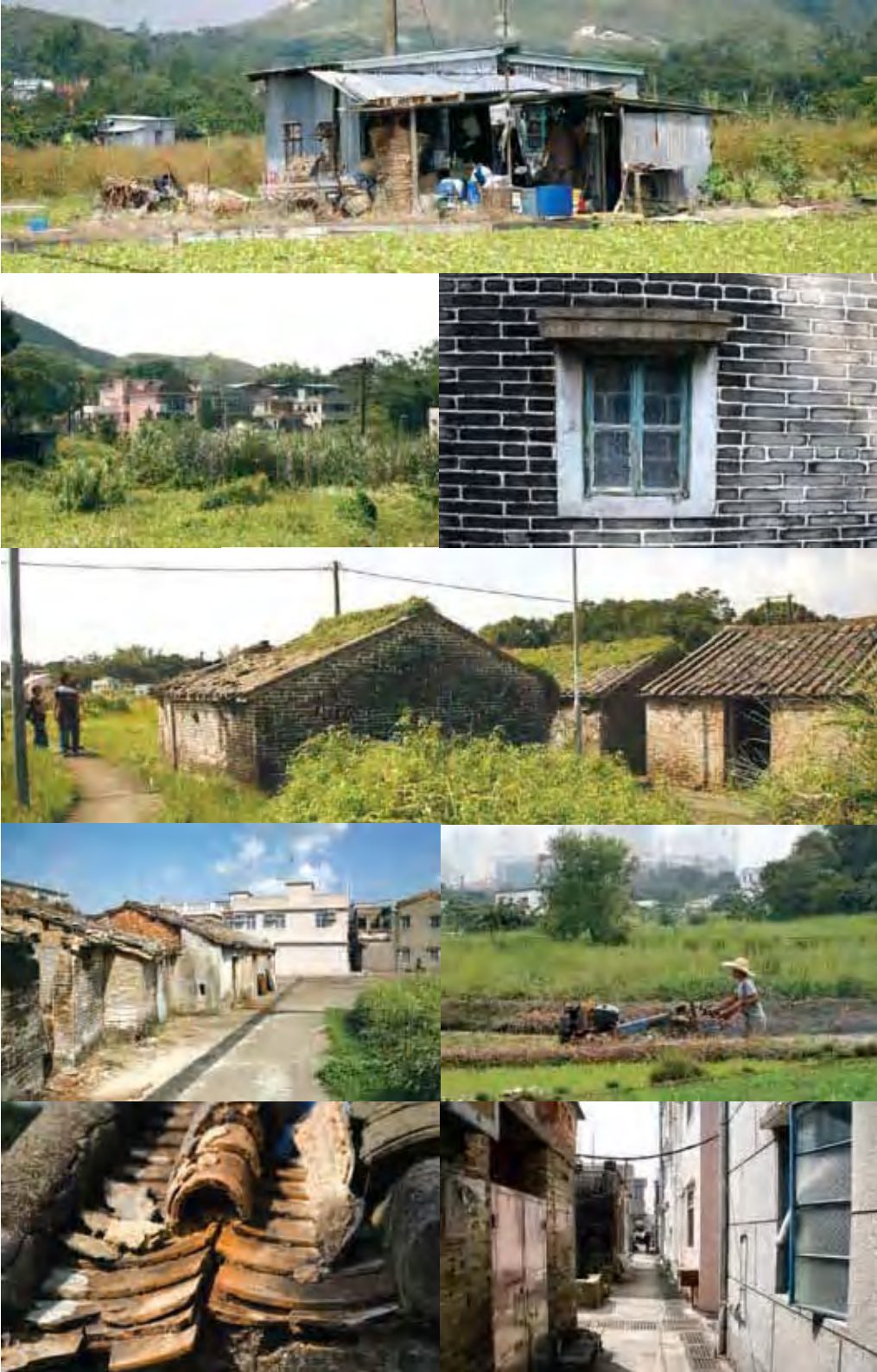


The extent of private land affected by the implementation of the NDAs may be unprecedented. The implementation of the NDAs would unavoidably affect some existing developments, including developments on private land. Early deliberation by the community at large on a suitable implementation mechanism is required.

The “conventional new town approach”*, which has been effectively used in the implementation of our existing New Towns in the last few decades, is one of the possible means. Landowners have expressed strong desire to participate in the implementation of the NDAs. We are prepared to consider innovative way(s) including private sector participation, in implementing the NDAs. We shall explore with various stakeholders to understand their aspirations on what are the desirable features in a private sector participation scheme. Regardless of the different mechanisms, they must be fair and equitable, in the public interest, in line with the legislative framework, and in line with the overall planning concept of the NDAs.

Continuous dialogue with various stakeholders would enable us to better understand their aspirations. This would facilitate formulation of the detailed implementation arrangements of the NDAs in our next stage of work.

[*The “conventional new town approach” refers to the situation where the Government is responsible for land assembly according to the prevailing land policy. Land is assembled through resumption and clearance, followed by site formation, provision of infrastructure and eventual disposal of sites for various developments.]



Major Stakeholders	Aspirations on Desirable Features
General public	- Fair and transparent approaches - No favouritism - No Government subsidisation for private development
Major landowners with consolidation of large parcel of land	- Respect private property rights - High degree of direct participation in the implementation - Government to assist in land resumption on problematic land
Individual landowners without consolidation of large parcel of land	- Respect private property rights - Have choice of compensation or participation - No favouritism to major landowners
Indigenous villagers	Respect the rights of indigenous villagers
Existing residents/ tenants	Satisfy their rehousing needs
Existing business operators	Satisfy their re-provisioning/expectation needs

- 1 What are your views on the implementation mechanism for the NDA developments?
- 2 Do you have any comments on the past implementation mechanism in developing new towns in the New Territories?
- 3 Do you agree to introduce private sector participation approaches in the implementation of the NDAs?
- 4 Do you have any comments/suggestions on the private sector participation approaches?

For more details on this issue, please also refer to the related Topical Note.

Way Forward

At this stage of the Study, we would be particularly interested in knowing your views on the following focuses:

Your Visions related to:

- Strategic Roles of NDAs
- Sustainable Living Environment
- People-Oriented Communities
- Implementation Mechanism

Our next step is to consolidate and translate your visions into a spatial planning context by formulating the preliminary outline development plans.

Therefore, you are encouraged to send us your views by contacting the Planning Department or the Civil Engineering and Development Department by 31 December 2008.

	Planning Department	Civil Engineering and Development Department
Address	Studies and Research Section 16/F, North Point Government Offices 333 Java Road, North Point Hong Kong	New Territories North and West Development Office 9/F, Sha Tin Government Offices No. 1 Sheung Wo Che Road Sha Tin, New Territories, Hong Kong
Telephone	2231 4731	2158 5680
By Fax	2522 8524	2693 2918
By Email	srpd@pland.gov.hk	paulng@cedd.gov.hk

More background information of this Study is available at the Study's website: <http://www.nentnda.gov.hk>

Note

A person or an organisation providing any comments and views to the NENT NDAs Study shall be deemed to have given consent to the Civil Engineering and Development Department and the Planning Department to use or publish, including posting onto an appropriate website, the name of the person or the organisation, and the whole or part of the comments and views. Otherwise, please state so when providing comments and views.



North East New Territories New Development Areas Planning & Engineering Study

Stage One Public Engagement Digest Topical Notes

Topical Note 1 – Strategic Roles of NDAs

Topical Note 2 – People-Oriented Communities

Topical Note 3 – Sustainable Living Environment

Topical Note 4 – Implementation Mechanism

Topical Note 1 – Strategic Roles of NDAs

Purpose of the Topical Note

The main purpose of the Stage 1 Public Engagement of the “North East New Territories New Development Areas Planning and Engineering Study” is to enable the public to appreciate the Study objectives and key issues relating to the development of the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling New Development Areas (NDAs), and to express their visions for the NDAs. It is the intention to solicit public views through discussion on four topics, namely, strategic roles of NDAs, people-oriented communities, sustainable living environment and implementation mechanism. This topical note is prepared to provide background information on strategic roles of NDAs with a view to facilitating public discussion on this topic.

1 Background

“The Planning and Development Study on North East New Territories” (the NENT Study) commissioned in the late 1990’s, identified Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) as suitable New Development Areas (NDAs). It recommended that KTN, FLN and PC/TKL could proceed as one scheme (Three-In-One Scheme), i.e. an integral whole with shared community facilities, infrastructure and reprovisioning arrangements.

In the light of the slower population growth and housing demand, the NDA proposals were shelved in 2003 pending further consideration on the need for strategic development areas in the Study on “Hong Kong 2030: Planning Vision and Strategy” (the HK2030 Study). The HK2030 Study was completed in 2007. It recommended to proceed with some NDA developments to address the long-term housing demand and provide employment opportunities. The HK2030 Study recommended that the Three-in-One Scheme should be given priority for implementation. The Chief Executive announced in his 2007-2008 Policy Address the planning for NDAs as one of the major infrastructure projects for economic growth. Subsequently, the “North East New Territories New Development Areas Planning and Engineering Study” (the NENT NDAs Study) was commissioned in June 2008 to formulate a revised proposal for the KTN, FLN and PC/TKL NDAs.

2 Previous Recommendations

According to the NENT Study, the specific role of each NDA was recommended as follows:

- *Kwu Tung North (KTN) NDA* – rail-based new town development centred around the future Kwu Tung Station of the Lok Ma Chau Spur Line.
 - i. New Town Development to Accommodate Large Population Growth
 - ii. Development Theme: A Boundary Town
 - iii. Accommodate population of 100,000
 - iv. Create 16,000 jobs

Topical Note 1 – Strategic Roles of NDAs

- *Fanling North (FLN) NDA – new town development/residential extension of Sheung Shui and Fanling.*
 - i. New Town Development to Accommodate Large Population Growth
 - ii. Development Theme: A Riverside Town
 - iii. Accommodate population of 80,000
 - iv. Create 2,500 jobs
- *Ping Che/Ta Kwu Ling (PC/TKL) NDA - reception area for industrial and open storage uses displaced by the development of Kwu Tong North and Fanling North NDAs.*
 - i. Rural Industrial and Open Storage Development
 - ii. Create 2,300 jobs

The above proposals were formulated in the late 1990's. They may not be able to meet the contemporary requirements. The current NDAs Study is tasked to formulate a revised proposal for the KTN, FLN and PC/TKL NDAs, taking into account latest planning circumstances and changing public aspirations. To start with, let's go through the strategic context of the NDAs.

3 Strategic Context

Strategic Location – Increased Cross-Boundary Activities

The KTN, FLN and PC/TKL NDAs are situated at the northeastern part of the New Territories and to the south of the Frontier Closed Area. Given the strategic location of the NDAs nearing the boundary-crossing facilities, there is opportunity for the development of NDAs to capitalise on increasing economic interactions between Hong Kong and the Mainland.

On-going Studies and Major Infrastructure Development

There are a number of on-going studies and major infrastructure developments in northern New Territories, which may have implications on the NDAs. They are:

(a) *Land Use Planning for the Closed Area*

This is an ongoing government study to formulate a planning framework to guide the conservation and development of about 2,400ha of land to be released from the existing Closed Area progressively from 2010. Statutory town plans will be prepared based on themes of Strengthening Nature Conservation, Conserving Cultural and Heritage Resources, and Promoting Sustainable Uses.

(b) *Planning and Engineering Study on Development of Lok Ma Chau Loop:*

A public engagement exercise to collect community views and aspirations on possible future land uses for the Lok Ma Chau Loop was recently completed. The result of the public engagement exercise will provide input to the planning and engineering study on development of Lok Ma Chau Loop to be commissioned in the near future to investigate development options in line with the HK2030 Study.

Topical Note 1 – Strategic Roles of NDAs

- (c) *Planning Study on Liantang/ Heung Yuen Wai Cross-boundary Control Point and its Associated Connecting Road in Hong Kong.*

In September 2008, the Government of the HKSAR and Shenzhen Municipal Government decided to implement a new control point at Liantang/Heung Yuen Wai, which is expected to be in operation in 2018. The new connecting road linking up the new boundary-crossing control point with Tolo Highway via Fanling Highway will change the route choice of cross-boundary traffic in the North East New Territories and provide a convenient access to the proposed Ping Che/Ta Kwu Ling New Development Area.

There is potential for integrated planning of the NDAs with the Closed Area to be released as well as with the Lok Ma Chau Loop. The development of NDAs could also capitalise on the opportunities provided by the new cross-boundary control point at Liantang/Heung Yuen Wai since it would greatly enhance the movement of people in the region.

Restructuring of Port Back-Up Land

In considering the strategic role of the KTN, FLN and PC/TKL NDAs, it is also necessary to give due consideration to existing open storages uses proliferated in the northern New Territories. Whilst it has been suggested in the previous NENT Study to consolidate existing dispersed open storage uses into well-organised container back-up or storage zones at PC/TKL, the HK2030 Study points out that according to the "Study on Hong Kong Port - Master Plan 2020", despite the total demand for port back-up land will increase with port throughput, there is a trend for these uses to move over the boundary nearer the cargo centres in the Pearl River Delta. If this trend is to continue, there would be opportunities for the restructuring of land uses and/or release of land for other uses in the northern New Territories in the long term.

4 The Strategic Guide from the HK2030 Study

The HK2030 Study recommends that the NDAs should be developed for a mixture of uses, emphasising the creation of a quality living and working environment to meet the long-term needs of the population. The HK2030 Study also provides the following strategic planning guidance - *other than providing housing land, NDAs could also serve to meet other land use requirements such as value added, special, non-polluting industries and higher educational uses, which will also provide employment.*

Higher Education Uses/Research Park

The HK2030 Study envisages a need to reserve land for the development of tertiary educational facilities. These facilities are targeted to provide a supportive learning environment in order to attract more Mainland and international students and skilled professionals to study and work in Hong Kong.

As stated in the HK2030 Study, a preliminary assessment finds that Kwu Tung North would be a desirable location for this purpose given its serene rural setting and convenient access to the Mainland.

Topical Note 1 – Strategic Roles of NDAs

Special Industries

According to the assessment of the HK2030 Study, the net requirement for special industries would amount to 2.9 million m² by 2030. The HK2030 Study states that to ensure a strong and diversified economic base for Hong Kong, we need a strategic reserve of land for special industries so that our infrastructure would not lag behind opportunities as and when they arise, and to cater for land-extensive operations or investments which are of major, if not strategic, importance to Hong Kong.

The HK2030 Study suggests that opportunities for strategic land reserves suitable for special industries should be explored and this could be incorporated as part of the NDA development. In this connection, Ping Che/Ta Kwu Ling NDA could be considered for the provision of land reserves for special industries in the long term. Appropriate changes to the road transport system should be planned to cater for any associated increase in commercial vehicles in this area.

Taking into account the latest planning circumstances including the opening up of a large part of the Closed Area, the future development in Lok Ma Chau Loop and the proposed new boundary control point, we may consider the need and suitability for any strategic land use requirements within the NDAs in a comprehensive manner. These uses should be able to provide balanced employment opportunities in the area.

5 Your Views

The next step of the Study is to design the appropriate land uses to be provided within the NDAs, taking into account the public aspirations and the territorial/ local needs. To facilitate the next step of work, we hope to know your views with regard to the Strategic Roles of the NDAs as a whole (i.e. the Three-In-One scheme) and individually. Specifically,

- Being strategically located near Shenzhen/ Pearl River Delta, and with convenient access to the urban area of Hong Kong, what roles can NDAs play to serve wider regional needs?
 - o Commercial Node
 - o Entertainment Node
 - o High-Value Added Activities/Logistic Centre
 - o Educational Uses
 - o Residential Node
 - o Tourism Node
 - o Professional Services Node for Business
 - o Others
- How can we capture the opportunities to satisfy territorial and local needs in the development of NDAs?
 - o Housing
 - o Employment
 - o Education
 - o Recreation
 - o Others

Topical Note 1 – Strategic Roles of NDAs

- What's your vision for the Development Theme of each NDA?
 - o Housing Uses
 - o Educational Uses
 - o Logistics Centre
 - o Research Park
 - o Others

Topical Note 2 – People-Oriented Communities

Purpose of the Topical Note

The main purpose of the Stage 1 Public Engagement of the “North East New Territories New Development Areas Planning and Engineering Study” is to enable the public to appreciate the Study objectives and key issues relating to the development of the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling New Development Areas (NDAs), and to express their visions for the NDAs. It is the intention to solicit public views through discussion on four topics, namely, strategic roles of NDAs, people-oriented communities, sustainable living environment and implementation mechanism. This topical note is prepared to provide background information on people-oriented communities with a view to facilitating public discussion on this topic.

1 Background

Most of our existing new towns were conceived at times of high development pressure and hence they were tasked to provide housing for the rapidly growing population. Similarly, “The Planning and Development Study on North East New Territories” (the NENT Study) commissioned in the late 1990’s, which identified Kwu Tung North (“KTN”), Fanling North (“FLN”) and Ping Che/Ta Kwu Ling (“PC/TKL”) as suitable New Development Areas (NDAs), was carried out during the time when we were facing vigorous housing demand.

In the light of slower population growth and housing demand than originally anticipated in the late 1990’s, the NDA proposals were shelved in 2003 pending further consideration on the need for strategic development areas in the Study on “Hong Kong 2030: Planning Vision and Strategy” (the HK2030 Study). The HK 2030 Study was completed in 2007. It recommended to proceed with some NDA developments to address the long-term housing demand and provide employment opportunities. The Chief Executive announced in his 2007-2008 Policy Address the planning for NDAs as one of the major infrastructure projects for economic growth. Subsequently, the “North East New Territories New Development Areas Planning and Engineering Study” (the NENT NDAs Study) was commissioned in June 2008 to formulate a revised proposal for the KTN, FLN and PC/TKL NDAs.

In revisiting the NDA proposals, the HK2030 Study provides the following strategic planning guidance - *other than providing housing land, NDAs will also provide employment. NDAs offer an alternative choice of living through the development of lower-density buildings in a quality living environment, with convenient access to mass transportation and community facilities.*

With a view to promoting people-oriented communities in the NDAs, the land use mix and physical design of the NDAs have to be conducive towards achieving social integration, recognising sense of community, social well-being and social equity. Consideration should be given to the needs of people of different backgrounds and abilities to ensure adequacy, diversity and inclusivity in the planning for facilities, hard and soft infrastructure, and other social resources. The effective and efficient planning of such resources will help to build up a well supported community. A people-oriented community is also reinforced by a good plan for people, i.e. a harmonised and balanced built environment with good urban design.

Topical Note 2 – People-Oriented Communities

2 Socially Integrated Community

A socially integrated community is one which nourishes social interaction. There are fair opportunities for all residents to be engaged in jobs, and to participate in social and community activities. The relevant attributes that we have to consider in the planning for a socially integrated community include population profile, housing mix and job provision ratio, etc. Within the NDAs, there should be a diversity of housing types, employment opportunities and community facilities to cater for all sectors of the population, without marginalising any specific group or socio-economic stratum.

Under the previous NENT Study, the following parameters were proposed for each NDA.

	KTN	FLN	PC/TKL
Population (approx.)	100,000	80,000	NA (no residential development proposed)
Max. Plot Ratio	6.5	6.5	-
Employment (approx.)	16,000	2,500	2,300
No. of Flats (approx.)	40,900	30,800	-
Housing Mix (Ratio of Public*: Subsidised*: Private)	26:18:56	36:33:31	-

* Public refers to public rental housing. Subsidised refers to Home Ownership Scheme (HOS) and Private Sector Participation Scheme (PSPS).

The above proposals were formulated in the late 1990's. They may not be able to meet today's public aspiration for a better quality living environment. To meet the rising public aspiration for lower density development, the optimal development intensity and hence the total population capacity in the NDAs will need to be assessed critically. Apart from this, the appropriate proportion of public rental housing and private housing in the NDAs will need to be assessed prudently for the development of balanced communities. Although we do not have a fixed ratio on public: private housing, experiences have demonstrated that a community with a mixture of population of various income groups accommodated in different types of housing is more favourable than a community with predominately a single type of housing. We also have to take into consideration the changing housing policy in respect of the cessation of HOS construction and termination of PSPS.

The provision of adequate and diversified employment opportunities is another important element contributing to a socially integrated community. The HK2030 Study suggests that other than providing housing land, NDAs could serve to meet other strategic land use requirements, such as special industries and educational uses, which will also provide employment. While the feasibility of provision of these two special uses within the NDAs will be further explored, population-related economic/social facilities such as local retail, services and community facilities together with the commercial/business/industrial activities will also need to be planned for the NDAs, to generate employment opportunities for the residents within the NDAs as well as for the existing nearby new town dwellers. However, in view of the fact that most of the job opportunities are still concentrated in the main urban areas, there is also a need to put more emphasis on enhancing the mobility of future residents in the NDAs to ensure that they will have easy access to the main urban areas in the planning of the NDAs.

Topical Note 2 – People-Oriented Communities

3 Well Supported Community

NDAs should be planned to be self-sufficient in terms of local community and recreational facilities as well as commercial facilities such as market, supermarket, and shops for basic consumer goods and accommodation for doctors, lawyers, travel agents and estate agents to serve the local community. This is achieved through the reservation of sufficient retail and Government, Institutional & Community (G/IC) spaces in the planning process by designating appropriate sites for commercial, shopping, public open space and Government, Institutional & Community (G/IC) uses. This is to ensure residents can be provided with efficient and convenient access to their daily needs and facilities at affordable prices, without the need to travel afar. The provision of Government, Institutional & Community (G/IC) and public open space facilities will also help to strengthen the community network by providing opportunities for increased community interaction.

The Hong Kong Planning Standards and Guidelines (HKPSG) provides the necessary guidance for determining the scale, location and site requirements of various social and community facilities, and the minimum standards of the provision of various facilities. Yet, the planning standards and guidelines should be applied with a degree of flexibility, having regard to local conditions of NDAs.

In terms of timely provision of various facilities, it is fundamental to ensure the implementation of the community projects in tandem with the population build-up of the NDAs. From the experiences of other new towns such as Tin Shui Wai, the percentage of young population and non-working mothers at the early stage of the town development is on the high side. The provision of recreational and social facilities catered for these special groups perhaps should be introduced as early as possible in the development cycle of the NDAs to strengthen the community network. Similarly, adequate consideration and social support should be provided to any existing communities or villages falling within or in the vicinity of the NDAs.

In terms of appropriateness of the provision of facilities, as far as sufficient spaces have been planned, a flexible approach would also need to be adopted in mobilising resources to address the particular need of the population taking into account their unique demographic and social characteristics in adjusting the nature of the services to be provided.

4 Planning for People

In response to public aspirations for a better living environment, a new approach in the planning and design of NDA would be necessary. The HK2030 Study envisages that NDAs will be of an appropriate scale and development intensity, providing an alternative choice of living environment. There is a need to put more emphasis on the building mass and urban design considerations in the planning for the NDAs.

According to the HK2030 Study, massive construction in the form of the conventional new towns is not recommended for NDAs. NDAs should be no more than a quarter of the size of most of the current new towns and NDAs should provide lower-density buildings (with plot ratios comparable to earlier-generation new towns like Sha Tin). While the optimal development intensity in the NDAs will be assessed critically in the current NDAs Study, two factors should be carefully balanced, i.e. the rising public aspiration for quality living environment and capitalizing the opportunities provided by planned railway infrastructure.

In considering the appropriate building mass, the suitable building height will of course be addressed in parallel. The conventional build form with graded building heights, with the tallest buildings being located at the town center and the lowest buildings being located on the

Topical Note 2 – People-Oriented Communities

periphery of the town could be a reference. Due considerations should also be given to green buildings, environmentally sensitive building design etc.

It is the planning intention to create liveable environment in NDAs that are pleasant to live, work and play. It is closely associated with good urban design in respect of provision of view corridors, breezeways, well-organised open space, comprehensive and barrier-free pedestrian way networks, access to water, high quality 'micro-environments' and a vibrant and diverse street culture with an aim to enhance the sense of community.

5 Your Views

To facilitate the next step of work, we hope to know your views and aspirations with regard to People-Oriented Communities. For example,

- How can we create socially integrated communities in the NDAs?
 - o Balanced Population Profile
 - o Private vs. Public Housing Ratio
 - o High/Medium/Low density (with plot ratios comparable to earlier-generation new towns like Sha Tin as suggested by the HK2030 Study)
 - o What types of local employment opportunities should we cater for
- What are the facilities that will encourage social interaction and sense of community/well-being?
 - o Public Squares and Civic Piazzas
 - o Parks and Gardens
 - o Community Halls
 - o Cultural Centres
 - o Day Care Centres
 - o Resettlement of affected villages/communities
 - o Others
- How can we achieve people-oriented design/layout in terms of urban design?
 - o Building Heights
 - o Building Mass
 - o Open Space Networks
 - o View Corridors
 - o Breezeways
 - o Building Setback

Topical Note 2 – People-Oriented Communities

- What are your views on the planning for future pedestrians in the NDAs?
 - o Opportunities for walking in the community
 - o Pedestrian-oriented streetscapes: e.g. greening along footpaths, way-finding signage, rest areas, barrier-free access, etc.
 - o Enhanced accessibility: vehicle free zones/pedestrianised streets, footbridges & subways, public transport interchanges, energy efficient transportation
 - o Promote street-level activities
 - o Others

Topical Note 3 – Sustainable Living Environment

Purpose of the Topical Note

The main purpose of the Stage 1 Public Engagement of the “North East New Territories New Development Areas Planning and Engineering Study” is to enable the public to appreciate the Study objectives and key issues relating to the development of the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling New Development Areas (NDAs), and to express their visions for the NDAs. It is the intention to solicit public views through discussion on four topics, namely, strategic roles of NDAs, people-oriented communities, sustainable living environment and implementation mechanism. This topical note is prepared to provide background information on sustainable living environment with a view to facilitating public discussion on this topic.

1 Background

Most of our existing new towns were conceived at times of high development pressure and hence they were tasked to provide housing for the rapidly growing population. Similarly, “The Planning and Development Study on North East New Territories” (the NENT Study) commissioned in the late 1990’s, which identified Kwu Tung North (“KTN”), Fanling North (“FLN”) and Ping Che/Ta Kwu Ling (“PC/TKL”) as suitable New Development Areas (NDAs), was carried out during the time when we were facing vigorous housing demand.

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In revisiting the NDA proposals, the HK2030 Study provides the following strategic planning guidance - *other than providing housing land, NDAs will also provide employment. NDAs offer an alternative choice of living through the development of lower-density buildings in a quality living environment, with convenient access to mass transportation and community facilities.* The HK2030 Study also aims to adhere to the principles of sustainable development to balance social, economic and environmental needs as well as to take on good resource management. This means striving for higher quality and efficiency while being prudent in resource utilisation and encroachment onto greenfield land in the planning for major development.

Topical Note 3 – Sustainable Living Environment

Accordingly, the basis of this Study is very different from that of the previous NENT Study which was tasked to identify housing for a target population of 180,000 people. Rather, a key approach of the current Study is to determine land use requirements based on public aspirations for a better living environment. The current Study will also place greater emphasis on environmental protection, reconsidering previous development proposals within ecologically sensitive areas (e.g. Long Valley/Egret foraging areas).

The public is invited to comment on the following contributing factors to achieving sustainable development in the NDAs as well as suggesting new ideas.

2 Sustainable Development

The principle of sustainable development has long been regarded as an important consideration for planning. There is an appreciation of the need to conserve existing resources in the planning process, as well as an emphasis on striking balance between economic, social and environmental objectives. This Topical Note will particularly focus on environmental objectives. In practice, this calls for the integration of the existing ecological, cultural heritage and landscape heritage resources with environmentally friendly design.

3 Conservation of Ecological, Natural, Landscape and Cultural Heritage Resources

3.1 Conservation of Ecological, Natural and Landscape Resources

Key planning principles for creating sustainable living environment include the protection of natural environment and biodiversity; and capitalising on climate and natural setting in designs. However, a balance must be struck between nature/landscape conservation and land use demands, including the provision of land for housing, employment, community facilities, infrastructure, etc. This Study will determine an appropriate level of development in the NDAs, including the location of development areas, the amount of sprawl and necessary buffer areas for ecologically important areas.

Ecological key issues include:

- Quality and distribution of existing wetlands;
- Ecological enhancement and conservation of Long Valley and Ho Sheung Heung, which is one of the priority sites identified for enhanced conservation under the New Nature Conservation Policy; and
- Increased recognition of the conservation importance of Long Valley and Ho Sheung Heung which are recognised locally as a Priority Site for Enhanced Management under the New Nature Conservation Policy and internationally by Important Bird Area (IBA) designation.

The key issue related to landscape resources is the potential loss of landscape assets as a result of development. Visual intrusion on the natural landscape should be minimised through the preservation of ridgelines, visual corridors, woodscapes, water bodies, etc.

Topical Note 3 – Sustainable Living Environment

3.2 Conservation of Cultural Heritage Resource

The Heritage Conservation Policy calls for Government *'to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing this policy, due regard should be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public.'*

There is one declared monument, namely Hau Ku Shek Ancestral Hall, and several graded historic buildings located in Kwu Tung North. In order to provide full and effective protection and utilisation of heritage resources of all types within the Study Area, a comprehensive conservation framework is needed. Innovative ideas are invited on creative approaches to preserving historically and culturally important resources and in expanding their use and benefit for the public.

4 Environmentally Friendly Design

In response to rising public aspirations for a better living environment, more emphasis will be placed on environmentally friendly and energy-efficient designs and sustainable infrastructure.

4.1 Sustainable Design for Urban Form

In the past, many communities were planned with private cars, rather than people in mind, and a key objective was to maximise the development potential of sites for housing and other land uses. In order to build sustainable communities that support a higher quality of living and that support walking, cycling and other modes of environmentally friendly transport, the following measures will be considered for the NDAs.

4.1.1 Urban Design and Eco Living Environment Considerations

The design objectives include reducing undue pressures on the natural environment, balanced carbon-emissions through the maximisation of greening opportunities, designing places to encourage travel on foot, by bicycle and public transport, hence to minimise carbon emission, and saving of resources including energy, water, materials and undisturbed lands.

The existing visual context and topography of the NDAs, including background ridgelines, areas with high visual quality and view corridors to important landscape features, will be integrated into the overall planning of the NDAs to enable retention of existing unique locational attributes. Similarly, the future planning of the NDAs should help to preserve important ecological sites, heritage sites, landscapes, fung shui and landmark features, as well as any defining contextual elements.

The sustainable design of neighbourhoods and communities should enable sufficient building separation and breezeways for natural ventilation and the dispersal of pollutants, sunlight penetration to pedestrian areas, and optimal areas for greening.

Topical Note 3 – Sustainable Living Environment

4.2 Environmentally Friendly Transport Measures

Transport infrastructure could be a major cause of environmental impacts and therefore should be carefully planned to accord with our overall objective to build sustainable communities. Devising environmentally friendly transport measures will hence be a major task of the upcoming planning and engineering review studies.

4.2.1 Sustainable Design of Transportation Systems

Integration of environmentally friendly transportation systems into the overall land use framework can be achieved by implementing a rail-based development which encourages railway (e.g. East Rail and the Lok Ma Chau Spur Line) as a main mode of transport, with feeder bus system. Such land use planning and traffic modal co-ordination will maximise access to and encourage journeys by public transport, thus in turn minimise the use of private cars within developments.

By minimising construction of major roads and by facilitating pedestrian interchanges between environmentally friendly modes of public transport, people will be less reliant on private vehicles and road-based transport. To ensure that the street-level is pedestrian-oriented, consideration can be given to creating comprehensive pedestrian and cycle networks, providing depressed roads/junctions, and locating major distributor roads at the periphery of the built areas. Environmentally friendly modes of transport (e.g. light rail, monorail, trams, electric shuttle bus, etc.) should be considered.

4.3 Resources Saving and Energy-Efficient Measures

Following Government's policy of improving the environment and introducing energy saving at different levels, the Study will explore ways to achieve the energy efficient objective and to promote a low carbon economy (an economy based on low energy consumption and low pollution) in the engineering design in developing the NDAs. For example by examining the scope for the re-use of treated effluents in the NDAs, encouraging non-fossil-fuel-based transportation, including walking and cycling, classifying and recycling waste, and facilitating the use of renewable energy (such as solar energy) and recycled water for new developments at the NDAs.

There are various energy-efficient measures which have been successfully adopted, such as district cooling systems to supply chilled water to buildings for centralised air-conditioning and wind turbines for electricity generation. Due considerations have also been paid to green building design aimed at reducing energy consumption. To further promote energy efficiency and conservation, and to reduce carbon dioxide emissions substantially in the development of NDAs, we will examine various measures vigorously and adopt suitable and feasible measures in the development of the NDAs.

The proposed NDAs fall within the sewage catchment boundary of Shek Wu Hui Sewage Treatment Works (STW), which needs to be upgraded to cater for additional flows from proposed development. There would be an opportunity for possible reuse of effluent for flushing and irrigation. The objective is in-line with WSD total water management strategy by 2030. However, final decision of effluent reuse will depend upon the outcomes of two pilot schemes currently on-going at Ngong Ping and Shek Wu Hui STW.

Topical Note 3 – Sustainable Living Environment

5 Your Views

To facilitate the next step of work, we hope to know your views and aspirations with regard to sustainable planning of the NDAs. For example,

- How can we optimise the values of Ecological, Natural, Landscape and Cultural Heritage Resources in the NDAs?
 - o Cultural & Heritage Trail
 - o Wetland Enhancement
 - o Others
- What options can be considered for sustainable urban design in the NDAs?
 - o Building-free zones for the protection of ridgelines
 - o Separation between buildings
 - o Location of view corridors
 - o Fung shui and landmark features
 - o Others
- What options can be considered for sustainable design of transportation systems in the NDAs?
 - o Intensifying development around the rail station and public transport interchanges
 - o Better modal coordination between public transport facilities, residential areas and Government, Institutional & Community (G/IC) facilities
 - o Discouraging uses of private cars
 - o Promoting “Park and Ride” facility (or “Park and Walk”/ “Cycle and Ride” facilities near train station)
 - o Environmentally friendly modes of transport (e.g. light rail, monorail, trams, electric shuttle buses, etc)
 - o Reducing the number of road junctions
 - o Use of sunken/depressed roads at major junctions
 - o Divert traffic to peripheral roads
 - o Others
- What options can be considered in resources saving and energy-efficient measures?
 - o Provision of comprehensive cycle and walking networks
 - o Use of renewable energy (such as solar energy)
 - o Use of recycled water
 - o Recycling and waste management
 - o Others

Topical Note 4 – Implementation Mechanism

Purpose of the Topical Note

The main purpose of the Stage 1 Public Engagement of the “North East New Territories New Development Areas Planning and Engineering Study” is to enable the public to appreciate the Study objectives and key issues relating to the development of the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling New Development Areas (NDAs), and to express their visions for the NDAs. It is the intention to solicit public views through discussion on four topics, namely, strategic roles of NDAs, people-oriented communities, sustainable living environment and implementation mechanism. This topical note is prepared to provide background information on implementation mechanism with a view to facilitating public discussion on this topic.

1 Background

“The Planning and Development Study on North East New Territories” (the NENT Study) commissioned in the late 1990’s, identified Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) as suitable New Development Areas (NDAs). Notwithstanding that the technical feasibility of the NDAs was confirmed by various technical assessments, the then study identified the involvement of substantial amount of private land as the major issue in the implementation of these NDAs.

In the light of the slower population growth and housing demand, the NDA proposals were shelved in 2003 pending further consideration on the need for strategic development areas in the Study on “Hong Kong 2030: Planning Vision and Strategy” (the HK2030 Study). The HK2030 Study was completed in 2007. It recommended to proceed with some NDA developments to address the long-term housing demand and provide employment opportunities. The Chief Executive announced in his 2007-2008 Policy Address the planning for NDAs as one of the major infrastructure projects for economic growth. Subsequently, the “North East New Territories New Development Areas Planning and Engineering Study” (the NENT NDAs Study) was commissioned in June 2008 to formulate a revised proposal for the KTN, FLN and PC/TKL NDAs.

2 The Implementation Issues

Unlike most of the existing new towns, which have mainly been developed on large tracts of land reclaimed from the foreshore, the extent of private land affected by the implementation of the NDAs is unprecedented. The total amount of private land in the three NDAs study area is about 445 ha, representing about 57% of the total developable land area within the NDAs. **Table 1** shows the developable land area within the three NDAs and the percentages of private land within the total developable area. The proportion of private land within each developable area of KTN, FLN and PC/TKL are 51%, 53% and 71% respectively.

During the course of the public consultation held under the previous study, some landowners (both large and small owners) had indicated their desire to participate in the implementation of the NDAs. They also wanted to submit development proposals for Government’s consideration based on their landholdings. The difficulties as regard to the acquisition of land involving “Tso/Tong” properties, absentee landowners and defective titles were also raised.

Topical Note 4 – Implementation Mechanism

Table 1 Summary of Land Areas

NDA Area (ha)		Kwu Tung North	Fanling North	Ping Che/ Ta Kwu Ling	Total
Total Land Area		500	260	240	1,000
Developable Land Area*	Government Land (a)	170	95	65	330
	Private Land (b)	180	105	160	445
	Total (c) = (a)+(b)	350	200	225	775
Total Private Land Area		180	105	160	445
Percentage of Private Land Over Developable Land (b)/(c) x 100%		51%	53%	71%	57%

* Excluding area of hilly mountains, river channels, Lo Wu Firing Range in KTN and Sewage Treatment Plant and Sheung Shui Slaughter House in FLN, which involve no developable private land.

To facilitate timely implementation of NDAs, early deliberation by the community at large on a suitable implementation mechanism is required. Regardless of the different implementation mechanisms, they must be:

- fair and equitable;
- in the public interest;
- in line with the legislative framework; and
- in line with the overall planning concept of the NDAs.

The previous NENT Study had examined the institutional framework for the implementation of the NDAs and recommended that:

- similar to other new town developments, the Government could be responsible for land assembly according to the prevailing land policy. Land is assembled through resumption and clearance, followed by site formation, provision of infrastructure and eventual disposal of sites for various developments (i.e. the “conventional new town approach”); and
- where private land owners/developers had assembled land which corresponds tallies with areas designated for private development in the recommended layout of NDAs, the private land owners/developers may be permitted to develop that land according to the overall development schedule of the proposed NDAs and in conformity with some given principles.

Topical Note 4 – Implementation Mechanism

3 Conventional New Town Approach

The “conventional new town approach” has been effectively used in the implementation of our existing new towns in the last few decades. The rationale for suggesting the Government to take up the major land assembly is that this could provide a high level of certainty in implementing the NDAs in terms of the timing of public housing, infrastructure and Government, Institutional & Community (G/IC) facilities. As a result, there will be an orderly and balanced development according to the overall implementation programme.

To acquire land for developing our previous new towns in the New Territories, the Government instigated relevant ordinances such as Lands Resumption Ordinance (LRO) to resume private lots for implementing the public works development programmes. LRO provides that *“whenever the Chief Executive in Council decides that the resumption of any land is required for a public purpose, the Chief Executive may order the resumption thereof under the Ordinance”*. LRO has provisions on compensation for land resumed and procedures for making statutory claims.

Under the prevailing land policy, an ex-gratia zonal compensation provision for resumption of land in the New Territories has been in place as a final settlement of all statutory compensation claims for landowners. Ex-gratia allowances relating to land clearances to affected persons including eligible lot owners, farmers, business operators and legal occupiers of domestic properties etc. are also available. A summary of the various types of ex-gratia allowances and land compensation is in **Appendix A**.

4 Private Sector Participation

To smooth out the implementation process and to address private land owners/developers’ aspirations of being engaged in the implementation of NDAs directly, the previous NENT Study suggested that private sector participation could also be considered for some suitable development zones within the NDAs with a view to achieving the following:

- Early availability of land for NDA development since private landowners can initiate the development at an early stage.
- Reducing potential conflict with private landowners on land resumption as landowners are offered to involve in the implementation exercise.
- Reducing upfront cost on land resumption as the amount of land necessary to be resumed by the Government could be reduced.
- Respecting property rights of private landowners.

Topical Note 4 – Implementation Mechanism

In addition to the conventional new town approach, we are prepared to consider innovative way(s) including private sector participation, in implementing the NDAs. We shall explore with various stakeholders to understand their aspirations on the desirable features in a private sector participation scheme. Based on the comments received in the public consultation of the previous study, we have undertaken a broad assessment on these different aspirations. The findings of our initial broad assessment are as follows: -

Table 2 Summary of Aspirations from Major Stakeholders

Major Stakeholders	Aspirations on Desirable Features
General public	- Fair and transparent approaches - No favouritism - No Government subsidisation for private development
Major landowners with consolidation of large parcel of land	- Respect private property rights - High degree of direct participation in the implementation - Government to assist in land resumption on problematic land
Individual landowners without consolidation of large parcel of land	- Respect private property rights - Have choice of compensation or participation - No favouritism to major landowners
Indigenous Villagers	Respect the rights of indigenous villagers
Existing Residents/Tenants	Satisfy their rehousing needs
Existing Business Operators	Satisfy their re-provisioning / expectation needs

* Problematic land refers to land being not transferable in the private market. This could be land involving "Tso/Tong", absentee landowners and defective titles.

The above initial broad assessment is just a preliminary appraisal. Further exploration with various stakeholders would enable us to better understand their aspirations. This would also facilitate formulation of the detailed implementation arrangements of the NDAs in the next stage of our work.

To facilitate public discussion, a summary of examples of private sector participation approaches and our observations on them are included in **Appendix B**.

Topical Note 4 – Implementation Mechanism

5 Your Views

To facilitate the next step of work, we would like to know your views. Specifically,

- What are your views on the implementation mechanism for the NDA developments?
- Do you have any comments on the past implementation mechanism in developing new towns in the New Territories?
- Do you agree to introduce private sector participation approaches in the implementation of the NDAs?
- For private sector participation approaches,
 - o do you have any comments on the desirable features?
 - o other than the approaches listed in **Appendix B**, do you have other suggestions?
 - o do you support Government using statutory powers to resume problematic land to facilitate the private sector participation approaches?

Topical Note 4 – Implementation Mechanism

Appendix A

Summary of Compensation Payable for Land Resumptions and Ex-Gratia Allowances for Clearances

The Lands Department publishes a pamphlet entitled “EX-GRATIA ALLOWANCES PAYABLE FOR LAND RESUMPTIONS AND CLEARANCES – INFORMATION FOR OWNERS, TENANTS AND OCCUPIERS” outlining various types of ex-gratia allowances and land compensation payable by the Government. The latest version is dated April 2006. This free pamphlet is obtainable from the 12 District Lands Office of the Lands Department. The English version of this pamphlet is also available in the Website of the Lands Department (<http://www.landsd.gov.hk/en/images/doc/ex-gratia.pdf>). For reader's easy reference, some brief relevant information is extracted below:

Ex-gratia Compensation for Private Land in the New Territories

The New Territories is divided into four compensation zones. The compensation rates for different zones are expressed in terms of varying percentages of the basic rates for agricultural and building land. The ex-gratia compensation zones are shown on a Zonal Plan for Calculation of Compensation Rates which is available for inspection at all New Territories District Lands Offices.

- i) For owners of agricultural land, compensation may be offered based on the relevant ex-gratia compensation rates in final settlement of all statutory claims under the relevant resumption ordinance.
- ii) For owners of building land, compensation offers may be made based on professional valuation plus an ex-gratia compensation at the relevant zonal rate.

If owners are dissatisfied with the ex-gratia compensation offered by Government, they may opt for statutory compensation.

Ex-gratia Allowances for Village House Removals in the New Territories

Indigenous villagers in the New Territories or non-indigenous villagers who owned building lot since before World War II or by succession may be provided with alternative sites or houses and/or ex-gratia allowances when their building lots are resumed.

Topical Note 4 – Implementation Mechanism

Other Ex-gratia Allowances for Tenants and Occupiers

There are other ex-gratia allowances payable to the people affected by acquisition projects such as to:

- occupiers of legal/permitted domestic properties
- genuine farmers
- legal commercial/ industrial properties
- fishery undertakings
- Shops, workshops, godowns, slipways, schools and churches, and ornamental fish breeding undertakings

Other Ex-gratia Allowances for Indigenous Villagers/Villages

- removal of graves, urns (Kam Taps) and shrines
- 'Tun Fu' payment

For details, please refer to the relevant pamphlet issued by the Lands Department.

Topical Note 4 – Implementation Mechanism

Appendix B

Private Sector Participation Approaches

With reference to overseas and past experiences, some possible private sector participation concepts and our observations on them are listed below. However, the list is by no means exhaustive nor is there any commitment to adopt any approach at this stage. The list is appended for the purpose of facilitating public discussion only.

	Private Sector Participation Concepts	Observations	Remark
1.	Land Pooling/ Land Readjustment - A group of adjoining landowners forms a partnership for joint development and subdivision of their land with project costs and profits being shared among them.	- Involve large number of participants and even absentee owners, long discussion and long development process. - New Legislations may be required to empower the implementing agent if the Government participates in this approach.	This mode would be more effective in a development site with limited number of landowners only.
2.	Development Share/ Convertible Bond - The arrangement involves forming a new development company to issue shares for setting-up business. The landowners whose land is to be resumed are issued with shares. Holder of shares will be given an annual interest payment and will exchange such shares for full cash compensation from the company upon completion of the development using revenue from the development. It is a contractual arrangement between an individual landowner and the development company.	- New/amended Legislations may be required to empower the implementing agent (development company). - Asset value must be large enough to redeem all issued development shares and/ or convertible bonds.	The mode could be favoured by small landowners if they consider that the overall return to accept development share/ convertible bond is larger than cash compensation.
3.	Land Exchange (within NDAs)- To exchange either the landowner's land or Government land with the landowner for his land (in situ or non in-situ).	- Given that the developable land within NDAs is mainly privately owned, there is limited chance to proceed with land exchange before some land resumption has been carried out by the Government. - Uncertainty on development programme since land exchange is to be initiated by landowners. - Challenge of favouritism for some landowners.	This mode would be more effective for landowners with sites of developable size.

Topical Note 4 – Implementation Mechanism

	Private Sector Participation Concepts	Observations	Remark
4.	<i>Development Entitlement -</i> Landowners whose land is to be resumed are issued with certificates which entitle the bearer to cash compensation or to bid for sites in the KTN, FLN, and PC/TKL NDAs before the deadline for redemption.	• Drawing experiences from Hong Kong's previous land administration practice on land exchange entitlement or Letter A/B, there is a need to have good control of the issued amount of development entitlement to make sure that there are sufficient tendered sites to recoup all issued development entitlements within reasonable time frame • Difficult to assess a fair exchange ratio which is to be acceptable to all private lot owners • Absence of large tracts of land reclaimed from the foreshore unlike other new town developments so suitable sites for redemption are limited	• This mode may apply to both large and small land landowners
5.	<i>Negotiation Approach -</i> The Government launches an open exercise to invite submission of private sector development proposals before NDAs development is finalised. The boundaries of land uses would be adjusted suitably after taking into account merits of individual proposals. With certain Government assistance, the private sector and the Government could work together to consolidate problematic land*.	• Layout plans have to be drawn/ adjusted according to land ownership. The configuration of private land consolidation may not be conducive to a reasonable and comprehensive layout, and hence may not come up with acceptable schemes. The adjustment may also be subject to the challenge of favouritism. • For Government assisted approach, the assistance given to private development may be subject to the challenge of favouritism.	• This mode would be more effective for land owners with sites of developable size.

Topical Note 4 – Implementation Mechanism

	Private Sector Participation Concepts	Observations	Remark
6.	Time Limited Approach - The Government would specify a “limited period” for the private developers to amalgamate private land according to an adopted layout. Beyond the period, the Government would resume the land for implementation of NDAs. The approach could be modified to build in certain Government assistance on consolidation of problematic land*.	• May delay the implementation programme • The effectiveness of this approach is in doubt given that developers might have purchased private land to amalgamate this land over years, the extent of additional land which could be amalgamated may be limited. • The developer might also have assembled land according to an adopted plan but was still unable to amalgamate all land in the development zone. It would be controversial either for Government to assist resuming the remaining land for the developer, or resuming the developer's land for only one reason that the developer was not able to resume all land within the development zone. • For Government assisted approach, the assistance given to private development may be subject to the challenge of favouritism.	• This mode could apply to sites with fragmented ownership.
7.	Pilot Project – Where the planned land use requires a substantial critical mass, such as a business park or a technology park, but the returns to cover land assembly costs is uncertain, the public sector may consider developing a pilot project in the limited government land portion or adjacent resumed private land, and at the same time providing infrastructures to the remaining parts of the planned area.	• May delay the implementation programme as developers will wait and see whether the scheme is successful or not • Pending the fruitful result of the programme, large piece of developable land may be lying idle	• This mode may be applicable to high-value-added business park type development.
8.	Site and Service Approach – The Government will provide essential infrastructures including access roads etc. for some proposed land uses and the Government will resume land if necessary.	• May delay the implementation programme as there is no certainty of development by private sector	• This approach is applicable to development area where there is no urgency to develop the whole area immediately.

* Problematic land refers to land being not transferable in the private market. This could be land involving “Tso/Tong”, absentee landowners and defective titles.

意見收集表格

機構名稱 Name of Organization (如適用 if applicable): _____

姓名 Name: _____

電話 Telephone: _____

電郵地址 E-mail: _____

傳真 Fax :

意見内容 Comment :

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Please return the completed comment form to the Planning Department or the Civil Engineering and Development Department by 31 December 2008:

2693 2918

paulng@cedd.gov.hk

A person or an organization providing any comments and views to the NENT NDAs Study shall be deemed to have given consent to the Civil Engineering and Development Department and the Planning Department to use or publish, including posting onto an appropriate website, the name of the person or the organization, and the whole or part of the comments and views. Otherwise, please state so when providing comments and views.

**Summary of Development Panel Members' Comments on
the North East New Territories New Development Areas
Planning and Engineering Study
Gathered at the Meeting held in February 2008**

Strategic Roles

- ☐ The role of NENT in Hong Kong's future development should be clearly defined.
- ☐ Hong Kong's agricultural and industrial policies should be examined.
- ☐ The opening up of the Frontier Closed Area should be taken into account.
- ☐ Research on the types of industries to be set up in the NDAs should be conducted.
- ☐ Land should be allocated for port back-up and open storage uses so as to provide more employment opportunities.
- ☐ Adequate transport infrastructure should be provided for the Ta Kwu Ling NDA in view of the anticipated increase in traffic flow arising from the new boundary control point at Liantang/Heung Yuen Wai.

People-oriented Communities

- ☐ There should be a balanced housing mix.
- ☐ Sufficient employment opportunities should be provided for the NDA residents.
- ☐ The transport facilities/ infrastructure should be strengthened.
- ☐ There should be good pedestrian and cycle tracks in the NDAs to improve accessibility.
- ☐ The NDA layout should not be unduly segregated by roads.
- ☐ The plot ratio and height limit of developments should not exceed 3 and 100mPD respectively.

- ☐ A vibrant street environment should be created.
- ☐ Research should be carried out to identify problems associated with new town development, such as that occurred Tin Shui Wai.

Sustainable Living Environment

- ☐ The industries to be developed in the NDAs should not cause nuisance to the residents.
- ☐ There should be a policy directive in enhancing the life quality of citizens.
- ☐ The heritage sites should be taken into account.

Implementation Mechanisms

- ☐ The traditional method of implementing new developments through land sale is good and less controversial.
- ☐ The partnership with private sector implementation may put the Administration in a disadvantageous position.
- ☐ The partnership approach may put the Administration in a passive position.
- ☐ The partnership approach should avoid transfer of benefits to owners/developers.

**新界東北新發展區規劃及工程研究 – 第一階段公眾參與
工作坊參加表格**

**North East New Territories New Development Areas
Planning and Engineering Study – Stage One Public Engagement
Community Workshop Registration Form**

日期：2008年12月20日

Date：20 December 2008

時間：下午2時至下午6時

Time：2 p.m. to 6 p.m.

地點：聯和墟社區會堂
新界粉嶺聯和墟
和滿街九號地下

Venue：Luen Wo Hui Community Hall
G/F, No. 9 Wo Mun Street,
Luen Wo Hui, Fanling,
New Territories

參加者姓名 Name：	
機構名稱 Name of Organization *：	
電話 Telephone：	
電郵地址 E-mail Address：	
傳真 Fax：	

工作坊將會安排四個不同焦點議題的小組討論，請用 ✓ 號選擇你有興趣參加的小組。

Four focus discussion groups will be arranged in the workshop. Please indicate the group you are interested to attend by putting a ✓.

1 新發展區的策略性角色 Strategic Roles of NDAs		2 以人為本的社區 People-Oriented Communities	
3 可持續的生活環境 Sustainable Living Environment		4 落實計劃安排 Implementation Mechanism	

請填妥參加表格並在 2008年12月10日 或之前遞交至奧雅納工程顧問。

Please return the completed Registration Form to Ove Arup & Partners Hong Kong Ltd. by 10 December 2008.

郵遞：香港九龍九龍塘達之路八十號
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如有任何查詢，請致電張茵茵小姐(電話:25283031)，或參閱研究網頁 <http://www.nentnda.gov.hk>
For enquiries, please call Ms Cindy Cheung at 25283031, or visit the Study Website <http://www.nentnda.gov.hk>

(* 如適用 if applicable)

聯和墟社區會堂位置圖 Location of Luen Wo Hui Community Hall

