

**For discussion
on 24 November 2009**

**LEGISLATIVE COUNCIL
PANEL ON DEVELOPMENT**

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

Purpose

As part of the Stage Two Public Engagement of the North East New Territories New Development Areas Planning and Engineering Study (the Study), this paper seeks Members' views on the Preliminary Outline Development Plans (PODPs) formulated for the proposed Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/ Ta Kwu Ling (PC/TKL) New Development Areas (NDAs).

Background

2. The Stage One Public Engagement of the Study took place from mid November 2008 and lasted for about three months. The objective was to provide a forum for facilitating early public discussion on four major topics relating to the NDAs, namely Strategic Roles of NDAs, People-Oriented Communities, Sustainable Living Environment and Implementation Mechanism. We last consulted the Panel on 25 November 2008 (LC Paper No. CB(1)232/08-09(12)) in Stage One. Members pointed out the need to observe the balance between development and conservation, the landowners' aspirations, and cross-boundary integration. A series of briefings and presentations were also given to different stakeholders. A community workshop was held on 20 December 2008 to gauge the public views. A copy of the Stage One Public Engagement Report is at **Enclosure 1**.

Major Public Views

3. The public comments gathered during the Stage One Public Engagement grouped under the four major topics are summarized below -

(a) *Strategic Roles of NDAs*

It was considered that the development of the NDAs should be coordinated with the long-term development of the Pearl River Delta and integrated with the development of Shenzhen. The KTN NDA could be developed for mixed or regional uses, the FLN NDA could provide a quality living environment with green spaces, and PC/TKL NDA could foster diversified development including development of high value-added industries.

(b) *People-Oriented Communities*

Members of the public were generally of the view that a close community and a better quality living environment with adequate supporting facilities and employment opportunities should be created. A balanced public and private housing mix, avoidance of high-density development, more open spaces and green areas, and timely provision of adequate community facilities were matters of general public concerns.

(c) *Sustainable Living Environment*

Some members of the public suggested that in developing the NDAs, the use of non-renewable energy resources should be minimised. Important natural landscape and the ecological, historical and cultural resources in the NDAs should be preserved. The Long Valley should be preserved with due consideration to landowners' property rights.

(d) *Implementation Mechanism*

Some members of the public pointed out that the prevailing compensation arrangement for land resumption might not meet the affected parties' expectation. Also, there was general support for the private sector participation concept provided that there would be a fair and transparent arrangement.

4. We have taken into account the public views in formulating the PODPs for the NDAs. The PODPs are described in the paragraphs below. As regards the public comments on the implementation mechanism, we are aware of the concerns on land resumption, compensation and re-housing arrangements, especially from the local communities. Whilst the current stage of the Study focuses on the PODPs, we will continue to liaise with the relevant policy bureaux and government departments on them. We will also further explore options for private sector participation under the premise of the prevailing legislation and in accordance with the principles of fairness, openness and equity.

Preliminary Outline Development Plans

5. The main objective of the NDAs is to meet the long-term demand of the projected growing population in Hong Kong, and hence they are planned mainly to cater for our housing and employment needs. However, we have also taken into account the special location of the area being close to the boundary and the existing new towns as well as other proposed developments in the boundary area in formulating the planning proposals for the NDAs. The planning proposals contained in the PODPs are summarized in the Stage Two Public Engagement Digest at **Enclosure 2**. The PODPs for KTN, FLN and PC/TKL NDAs are shown respectively on pages 6 – 7, 12 – 13 and 18 – 19 of the Digest. The proposed land uses and design characteristics of each of the NDAs are detailed in the Digest. To provide an overview, the development theme, major land uses and key development parameters of each of the NDAs are summarized as follows -

	KTN NDA	FLN NDA	PC/TKL NDA	Total
Development Theme	Mixed Development Node	Riverside Township	Quality Business/ Residential Area	-
Major Uses	Residential, Commercial, Research & Development, Long Valley Ecological Area	Residential, Government Facilities	Special Industry, Residential	-
Total Area (ha)	450	180	175	805
Developable Area* (ha)	305	165	150	620
(% Total)	(68%)	(92%)	(86%)	(77%)
Population	65,000	48,000	18,000	131,000
Residential Units	22,000	17,500	6,500	46,000
Housing Mix (Public:Private)	54:46	41:59	0:100	41:59
Plot Ratio	1 – 5	1 – 5	0.75 – 2.5	0.75 – 5
Max. Height (Storeys)	35	35	10	-
Employment	26,000	6,200	13,000	45,200

* Developable Area refers to area with proposed/ possible new developments on the PODPs. This excludes areas zoned “V”, “GB” and “River Channel” and those areas already occupied by existing developments which have to be retained in future.

6. The planning for the NDAs adopts a sustainable development approach, balancing the housing, employment, community and conservation needs, and encompassing the economic, social and environmental considerations. In response to the general public’s aspirations for a better quality living environment and close community, the PODPs for the NDAs have accorded high priorities to “green design” and “social integration”. The main features are set out below -

(a) *Development Capacity and Urban Design*

The NDAs will provide a total of about 46,000 residential flats to accommodate about a population of 130,000. The NDAs adopt a maximum plot ratio of 5. Whilst such a scale of development is relatively lower than most of the existing new towns, it would allow greater flexibility for incorporation of various urban design features to achieve a better quality development, including:

- (i) a stepped building height with the building height and development density reducing gradually from the town centre to the periphery to enhance spaciousness, enrich the urban development profile and respect the building height of existing village development, as well as to protect the ridgelines and views of the surrounding natural landscape;
- (ii) view corridors and wind corridors to help reduce visual impact and introduce breezeways into the development area to improve air ventilation; and
- (iii) retaining the surrounding woodlands to provide a natural “green” setting for the NDAs. In addition, a relatively generous provision of “green” spaces is proposed in each of the three NDAs. The public open spaces and amenity areas account for 21%, 28% and 13% of the developable land area of the KTN, FLN and PC/TKL NDAs respectively.

(b) *Design for a Socially Integrated Community*

Drawing from the past experiences of new town development and the public comments received, the socio-economic factor has been carefully taken into account in planning for the NDAs. The relevant attributes are outlined below:

- (i) To strive for a balanced population profile, about 41% of the total number of residential flats will be allocated for public rental housing and the remaining 59% for various types of private housing to provide a wide choice of housing types. High density public and private housing development will be concentrated near the proposed railway station in the KTN NDA and in the two centres of FLN NDA, which can easily be connected to the existing Fanling and Sheung Shui railway

stations. Public housing is not proposed in the PC/TKL NDA, as it is distant from the high-capacity railway network. Medium to low density private housing will be developed towards the fringe areas of KTN, along the river in FLN and in the PC/TKL NDA. A total of about 27,000 private residential flats will be provided.

- (ii) The Special Industries Area in the PC/TKL NDA will serve as a land bank to provide development spaces for high value-added non-polluting business/industries, as well as port back-up and logistics industries. The Commercial, Research and Development Zone planned along Fanling Highway in the KTN NDA has the potential to be developed into various types of office and hotel uses as well as to provide development space to support the six industries that Hong Kong has clear advantages. Together with the population-related economic/social facilities such as local retail, services and community facilities, the NENT NDAs will provide more than 40,000 jobs.
- (iii) To encourage social interaction and social activities for building up a sense of place and enhance social integration, a core activity area integrated with the open space network is proposed in each of the three NDAs. A wide range of retail, entertainment, community and leisure facilities will be provided to enhance vibrancy in these centres.
- (iv) Sufficient land has been designated on the PODPs for commercial, shopping, public open space and various G/IC uses. The NDAs would be self-sufficient in terms of local community and recreational facilities as well as daily livelihood supporting services, which could also serve the nearby existing residents. A development programme will be proposed in the next stage of the Study to ensure timely provision of various community facilities in tandem with the population intake of the NDAs.

(c) ***Transport Facilities***

A rail-based development approach is adopted as a planning theme in the NDA development with a majority of the new population concentrated in KTN and FLN. In the KTN NDA, more than 80% of the population will reside within 500m of the proposed railway station whilst in FLN

NDA, the residential areas can be easily connected to existing Fanling and Sheung Shui railway stations. Comprehensive pedestrian and cycle track networks are provided within the NDAs to encourage walking and promote cycling so as to minimize road traffic and hence emission of carbon and other pollutants within the NDAs. Other environmental friendly modes of transport, such as trolley bus and liquefied petroleum gas / electric vehicles, will be considered for serving the NDAs.

Major roads are planned at the periphery of the NDAs to minimize noise and air pollution:

- (i) In the KTN NDA, an outer ring road is proposed to connect to the Fanling Highway at the east and west ends of the NDA. Land is also reserved for a proposed road connecting to the Lok Ma Chau Loop area.
- (ii) In the FLN NDA, a new road to the north of Ng Tung River will be constructed, linking Man Kam To and the old areas of Fanling/Sheung Shui.
- (iii) The PC/TKL NDA will be served by the existing Ping Che Road and Sha Tau Kok Road and a new road to be constructed to link to the planned Liantang/Heung Yuen Wai Boundary Control Point connecting road so as to provide a convenient and direct connection to Shenzhen.

(d) *Energy Efficient Design*

With a view to creating a sustainable living environment, various energy-efficient measures are proposed, which include the effluent reuse system and the use of renewable energy in all the three NDAs. Land has been reserved for the installation of a District Cooling System in the Commercial, Research and Development Zone of the KTN NDA and the Special Industries Area of the PC/TKL NDA. Green building design (for example, green roof and vertical greening to reduce the heat island effect) will be encouraged in order to minimise adverse impacts on the environment, reduce the use of natural resources, and achieve the target of low carbon emission. In the next stage, we shall further examine the feasibility of these proposals.

Public Engagement Programme

7. The Study adopts a three-stage public engagement programme. The Stage One Public Engagement was held last year. The focus of the current Stage Two Public Engagement is on the PODPs. We will consult relevant Boards/Committees, including the Town Planning Board, the North District Council and the relevant Rural Committees, during the two-month consultation period. Briefing sessions will also be arranged for professional bodies and other interested organizations.

8. A community workshop with focus group discussions on the three PODPs is scheduled for 12 December 2009 (registration form of the workshop in **Enclosure 3**). Members are welcome to participate in the workshop.

9. The public views received during the Stage Two Public Engagement will be taken into account in refining the planning proposals. Further engineering and technical assessments including the Environmental Impact Assessment will be conducted and the Recommended Outline Development Plans will be formulated for the final stage of public engagement.

Advice Sought

10. Members are invited to note the Stage One Public Engagement Report at **Enclosure 1** and give views on the PODPs as detailed in the Stage Two Public Engagement Digest at **Enclosure 2**.

Attachment

Enclosure 1 Stage One Public Engagement Report

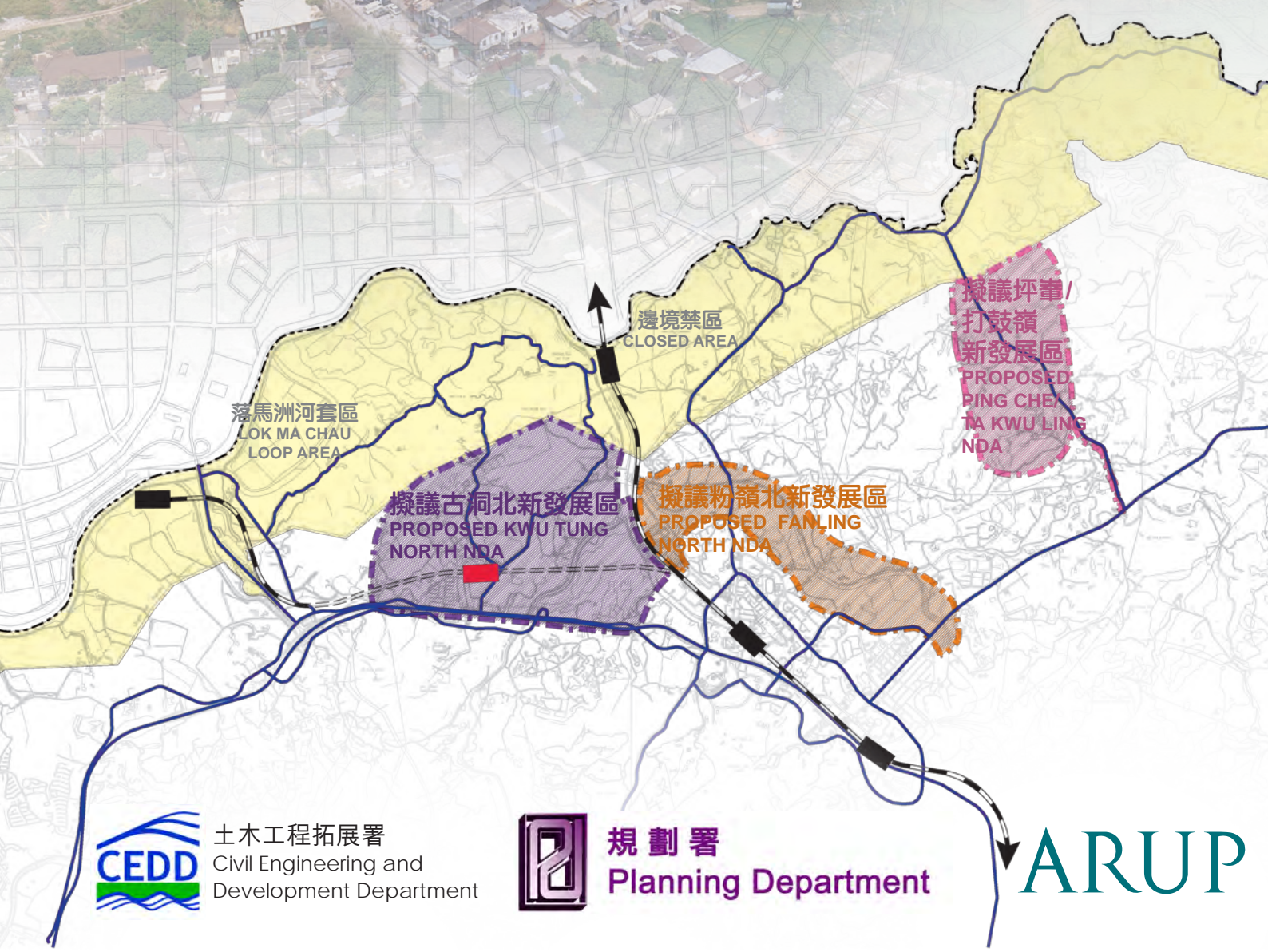
Enclosure 2. Stage Two Public Engagement Digest

Enclosure 3 Workshop Registration Form

Development Bureau
November 2009

North East New Territories New Development Areas Planning and Engineering Study

Stage One
Public Engagement Report
March 2009



土木工程拓展署
Civil Engineering and
Development Department



規劃署
Planning Department

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1 Introduction

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

To initiate the implementation of these NDAs, the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned the “North East New Territories New Development Areas Planning and Engineering Study” (NENT NDAs Study) in June 2008. The NENT NDAs Study will formulate a development plan for NDAs taking into consideration the latest planning circumstances, community aspirations and development needs to guide future development.

A comprehensive public engagement programme is being carried out in parallel with the NENT NDAs Study to ensure timely incorporation of public views into the planning and design of the NDAs. A 3-stage Public Engagement programme has been formulated:

- Stage One Public Engagement: Appreciation of the Existing Context and Formulation of Visions for the NDAs.
- Stage Two Public Engagement: Discussion on the Preliminary Outline Development Plans
- Stage Three Public Engagement: Discussion on the Recommended Outline Development Plans and Consolidation of Details in the Layout Plans

The Stage One Public Engagement commenced on 14 November 2008 and lasted for about three months. The aim of the Stage One Public Engagement was to engage members of the public to discuss key issues relating to the development of the NDAs. To facilitate a more focused discussion during the Stage One Public Engagement, the key issues/concerns were consolidated into four focus topics, namely:

1. Strategic Roles of NDAs
2. People-Oriented Communities
3. Sustainable Living Environment

4. Implementation Mechanism

The Stage One Public Engagement Digests were widely distributed to members of the public in order to facilitate public engagement and discussion. In addition, Topical Notes for each of the above four major topics were prepared to provide background information to enable members of the public to understand the issues involved in the respective topics.

Advertisements were posted in newspapers, and invitation letters and posters were sent out to residents in the northeast New Territories, relevant organizations, District Councils and relevant rural committees, etc. to publicize the details of the Stage One Public Engagement activities, and to invite members of the public to express their views and to attend the community workshop. A video was also prepared to facilitate members of the public in understanding the existing context of the NDAs. Moreover, a study website has been launched (<http://www.nentnda.gov.hk>) to disseminate information on the study background, public consultation documents, study reports, video clips and summaries of technical reports for public viewing.

This Report presents the activities undertaken in the Stage One Public Engagement and summarizes the major public comments received on the four focus topics.

2 Stage One Public Engagement

2.1 Public Engagement Activities

The Stage One Public Engagement activities included a community workshop and a series of briefings to relevant boards/committees (including the North District Council and relevant rural committees), professional bodies and other interested groups. Details of the public engagement activities undertaken are listed below:

Briefing Sessions

Date	Organizations
14 November 2008	Town Planning Board
25 November 2008	Legislative Council Panel on Development
25 November 2008	Joint Co-operation Meeting between Planning Department of HKSAR and Shenzhen Municipal Planning Bureau
26 November 2008	The 12 th Beijing-Hong Kong Economic Co-operation Symposium
27 November 2008	Planning Sub-Committee of the Land and Building Advisory Committee
3 December 2008	Hong Kong Institute of Planners (upon invitation)
9 December 2008	Sheung Shui District Rural Committee
9 December 2008	The Real Estate Developers Association of Hong Kong (upon invitation)
10 December 2008	Fanling District Rural Committee
11 December 2008	North District Council
15 December 2008	Ta Kwu Ling District Rural Committee
15 December 2008	Sha Tau Kok District Rural Committee
16 December 2008	Heung Yee Kuk, New Territories (upon invitation)
17 December 2008	Kwu Tung Village (upon invitation)
9 January 2009	Advisory Council on the Environment
7 March 2009	Residents of Tin Ping Shan Tsuen, Shek Wu San Tsuen, Ling Shan and Ma Shi Po (upon invitation)

Community Workshop

Date: 20 December 2008

Time: 2:00pm

Venue: Luen Wo Hui Community Hall, Fanling

2.2 Town Planning Board

We consulted the Town Planning Board on 14 November 2008. In general, Members supported the arrangements of the Stage One Public Engagement while some Members expressed concern on the sufficiency of time for public engagement. In addition, Members stressed the need for holistic planning of the NDAs with their surrounding areas, including the future development of Shenzhen, as well as to ensure a smooth implementation process. Members also expressed interest to be briefed on the result of the Stage One Public Engagement exercise. A summary of comments from the Members is enclosed in Appendix I.

2.3 Legislative Council Panel on Development

A briefing to the Legislative Council Panel on Development was held on 25 November 2008. Council Members suggested that the consultation for the NDAs should cover topics on the collaboration and integration between Shenzhen and Hong Kong. The Administration should pay attention to the possible dilemma between nature conservation and landowners' aspirations for development. Members also opined that the pace of public engagement and the planning for the NDAs could be slower so as to fully gauge the aspirations of the society on how to establish a good model for city development. Comments from Legislative Council Members are summarized in Appendix II.

2.4 Planning Sub-Committee of the Land and Building Advisory Committee

We consulted the Planning Sub-Committee of the Land and Building Advisory Committee on 27 November 2008. Members were particularly concerned on the implementation mechanism and suggested that if 'private sector participation' approaches were pursued for NDAs development, there should be a thorough examination on the pros and cons of each option. Public aspirations should also be fully considered and it would be necessary to ensure the implementation was open and transparent. A summary of comments from the Members is enclosed in Appendix III.

2.5 Professional Bodies

2.5.1 Hong Kong Institute of Planners

A briefing to the Hong Kong Institute of Planners was held on 3 December 2008. Members provided various views on the development of NDAs. A summary of comments from the Members is enclosed in Appendix IVa. Subsequently, the Institute also submitted written comments.

2.5.2 The Real Estate Developers Association of Hong Kong

A briefing to the Real Estate Developers Association of Hong Kong was held on 10 December 2008. Members mainly expressed their concerns on the implementation mechanism. Some Members expressed interest in

the preliminarily suggested private sector participation approaches and raised respective concerns and questions on these approaches. Some Members opined that if the planning of the NDAs could match with the landownership pattern, the implementation of the NDAs could also be facilitated under the prevailing practices on implementation. The comments received from the Real Estate Developers Association of Hong Kong are summarized in Appendix IVb. The Real Estate Developers Association of Hong Kong also submitted written comments.

2.6 Four Rural Committees in North District

2.6.1 Sheung Shui District Rural Committee

We attended the Sheung Shui District Rural Committee meeting on 9 December 2008 to seek Members' and Village Representatives' opinions. Members and the Village Representatives expressed grave concerns on the compensation and re-housing to affected villagers. Some Village Representatives pointed out the need to protect the rights of the villagers, preserve cultural heritage of the indigenous inhabitants, compensate private landowners due to conservation proposals, and extend village boundary. In addition, various Members and Village Representatives provided valuable comments on the development directions of the NDAs. Comments from Members and Village Representatives are summarised in Appendix Va.

2.6.2 Fanling District Rural Committee

We attended the Fanling District Rural Committee meeting on 10 December 2008 to gauge Members' and Village Representatives' views. Some Members and Village Representatives supported the development of NDAs hoping that the NDAs and the supporting infrastructure could boost the development of the Fanling area. Some Members and Village Representatives pointed out the need to better integrate the NDAs with their surrounding towns and villages. In addition, Members and Village Representatives raised concerns on environmental issues during the development of the NDAs and they hoped that the existing pleasant environment could be retained. They also requested the Administration to consult the villagers who would be affected by infrastructure development at the early design stage. Comments from Members and Village Representatives are summarised in Appendix Vb.

2.6.3 Ta Kwu Ling District Rural Committee

We attended the Ta Kwu Ling District Rural Committee meeting on 15 December 2008 to seek Members' and Village Representatives' opinions. Members presented their visions on the development of the PC/TKL NDA and gave suggestions on the NDA development. Some Members and Village Representatives expressed concerns on the possible environmental impact from the continued open storage uses at PC/TKL, and the integration of the NDAs with the existing villages. Comments from Members and Village Representatives are summarised in Appendix Vc.

2.6.4 Sha Tau Kok District Rural Committee

We attended the Sha Tau Kok District Rural Committee meeting on 15 December 2008 to seek Members' and Village Representatives' opinions. Members and Village Representatives requested that the development of the NDAs and Sha Tau Kok should be considered in parallel. Comments from the Members and Village Representatives are summarised in Appendix Vd.

2.7 North District Council

We attended the North District Council meeting on 11 December 2008 to seek Members' opinions on the NENT NDAs Study. Members raised questions and expressed their views on various issues, including community facilities that could be provided within the NDAs, land compensation as well as ecological and heritage conservation. Comments from the North District Council Members are summarised in Appendix VI. In addition, Members also provided their views through other channels.

2.8 Heung Yee Kuk, New Territories

A briefing was given to the Heung Yee Kuk, New Territories on 16 December 2008 upon invitation. Members raised their concerns and views on various issues, including conservation, land compensation and the impacts of private sector participation on small private landowners etc. Comments from Members are summarised in Appendix VII.

2.9 Local Communities

2.9.1 Kwu Tung Area

Upon their invitation, we met the villagers of Kwu Tung Village on 17 December 2008 to seek the views of local residents and industrial operators. Villagers expressed their worries on the possible clearance of their village and requested the relevant Government departments to give special consideration for providing local re-housing. Comments from the villagers are summarised in Appendix VIIIa.

2.9.2 Fanling North Area

Upon their invitation, a meeting with concerned groups and residents of Ma Shi Po, Shek Wu San Tsuen, Tin Ping Shan Tsuen and Ling Shan was held on 7 March 2009. Comments from the residents are summarised in Appendix VIIIb.

2.10 Advisory Council on the Environment

A briefing to the Advisory Council on the Environment was given on 9 January 2009. Members expressed their views on various issues, including ecological and heritage conservation, provision of sufficient community facilities and promotion of sustainable development etc. Comments from Members of the Advisory Council on the Environment are summarised in Appendix IX.

2.11 Others

Briefings on the NENT NDAs Study were given at the Joint Co-operation Meeting between Planning Department of HKSAR and Shenzhen Municipal Planning Bureau on 25 November 2008 and at the 12th Beijing-Hong Kong Economic Co-operation Symposium on 26 November 2008.

2.12 Community Workshop

A Community Workshop was held at Luen Wo Hui Community Hall, Fanling on 20 December 2008. The workshop was organised by the CEDD and PlanD, and was arranged by the Study Consultants: Ove Arup & Partners Hong Kong Ltd. About 200 people (including local residents, North District Council Members, relevant District Rural Committee Members, as well as representative from relevant organizations and parties) attended the Community Workshop. Focus discussion groups were arranged for the four major topics in the workshop. A report on the Community Workshop is enclosed in Appendix X.

2.13 Expert Panel

Six experts from various fields (Professor Nelson Chow, Professor William Lam, Dr. Billy Hau, Mr. Tony Chan, Mr. K.S. Wong and Mr. Steve Yiu) were invited to form an Expert Panel to provide professional advices and opinions for the NENT NDAs Study. Some of Expert Panel Members attended the Community Workshop and provided valuable advices to the Study.

2.14 Written Submission

Up to March 2009, over 90 individual written comments were received.

3 SUMMARY OF KEY PUBLIC COMMENTS AND OUR RESPONSES

3.1 Strategic Roles of NDAs

3.1.1 Regarding the strategic roles of the NDAs to serve a wider region, members of the public considered that the development of the NDAs should take into account the development needs of the Pearl River Delta and should consider the overall integration with Shenzhen in the long term. The NDAs should also provide land for specific uses that could also serve Mainland China and the rest of the world. Members of the public considered that the development of the NDAs should take into consideration the planning of the Lok Ma Chau Loop and the Closed Area.

3.1.2 Members of the public has the following suggestions on the strategic land uses:

- | | | |
|--------------------------------------|---|--|
| Residential | - | High quality residential development; Low density residential development; to attract Mainland buyers; |
| Commercial | - | Exhibition Venue; Famous-brand outlet centre |
| High-value-added Economic Activities | - | High-value-added economic zone; Information technology industries; Light industries; Clean industries; Logistic purpose |
| Educational | - | Higher Education Institutions/ University Towns/International Schools; Agricultural Scientific Research and Development Centres; Bird Research and Development Centres |
| Medical | - | Hospital and medical centres serving local communities, Hong Kong residents living in Shenzhen, Mainland residents; Medical Resorts |
| Nature and Cultural Conservation | - | Conservation of Long Valley and other important habitats; Preservation of cultural heritage |
| Tourism | - | Make use of the ecological and cultural resources to promote green-tourism; Low density and high quality five stars hotels |
| Leisure | - | Resort; Golf course/ practicing area |
| Others | - | Large scale social service centres: apart from serving the local communities, they could also provide professional training to |

social service workers in order to assist the development of social services in the Mainland

- 3.1.3 To satisfy the overall needs of Hong Kong as well as the local communities, members of the public suggested that the NDAs could satisfy the following needs:

Residential	– Public housing to satisfy the needs of local residents affected by the development of the NDAs; Quality housing; Low density residential development
Job Opportunities	– Relocating some Government offices into the NDAs; High-value-added industries; Re-provisioning of local industries affected by the NDA development to retain employments for lower-skilled residents; Job Training Centre
Educational	– Boarding schools; Hostel for Mainland Students; Agricultural research and development centres in order to support the agricultural industry
Leisure and Cultural Recreation	– Large scale community hall/games hall that could accommodate at least 1000 people to hold large scale cultural events such as concerts, forums, etc.; leisure facilities such as Hong Kong Baptist Assembly in Ping Che
Community Facilities	– Hospital: the North District Hospital has nearly reached its maximum capacity; Local Clinics; Elderly Centres
Village Development	– Improvement of surrounding rural facilities

- 3.1.4 Regarding the development themes of each NDA, members of the public generally considered that as KTN NDA and FLN NDA would have railway connections and were close to existing New Towns, these areas are more appropriate for developing quality housing. KTN NDA could be developed into a green New Town with mixed strategic/regional uses, for example, commercial, hotel, exhibition venue, educational etc. FLN NDA could provide a quality living environment with leisure and green spaces, and could integrate with the existing Sheung Shui/Fanling New Towns. Although a majority of members of the public comments supported the development of the NDAs, few of them (including some residents living in Fanling and the Woodland Crest Owners'

Committee) suggested that FLN should not be developed, and the existing agricultural character should be retained.

- 3.1.5 For the PC/TKL NDA, members of the public considered that it could be developed in a diversified manner, with the development of high-value-added industries to boost Hong Kong's economy moving towards a high value-added market. Some people suggested the setting up of a high value-added economic zone and the provision of some short-term free tenancy to young people to incubate local brands and to cultivate local talent. Some members of the public also indicated that there should be scope for quality and low-density residential development/other leisure uses in PC/TKL NDA. For the question on whether to keep open storage uses in PC/TKL NDA, members of the public had diverse views. Some of them suggested that the continued proliferation of open storage uses would pollute the environment, while some people viewed that it was a good opportunity for consolidating scattered open storage uses and providing landscaping measures to minimize the impact on the environment. Members of the public also suggested that the PC/TKL NDA could be developed for eco-tourism/agricultural uses.

Our Responses

- 3.1.6 We deeply appreciated the general public support to the development of the NDAs. We agree that the trend of further social and economic integration between Hong Kong and Guangdong Province is inevitable. In the next stage of the Study, we will examine possible strategic uses to be provided within the NDAs to target for the needs of Shenzhen as well as the Pearl River Delta. We will also make reference to the development trends of the Pearl River Delta (e.g. Framework for Development and Reform Planning for Pearl River Delta Region (2008-2020)) to better co-ordinate with the regional development. We noticed that some of the strategic land uses proposed by members of the public did meet with the existing development needs, and some public suggestions did tally with our preliminary ideas of the NDAs development. We shall examine all innovative proposals received carefully in terms of their feasibilities.
- 3.1.7 Influenced by the suggestions proposed by the previous NENT Study, some members the public believed that the idea of developing PC/TKL NDA for open storage and rural industrial uses would be maintained in the current NDAs Study. However, we should clarify that major land uses appropriate for PC/KTL NDA would be reconsidered in this Study after taking into account the public views received. We also share the same opinion of many people that the function of the NDAs should be complementary with those of the existing New Towns. In planning the FLN NDA, we will take into account the planning

circumstances of the existing New Towns and the surrounding rural areas in order to provide coherent, complementary infrastructure and community facilities to complement and boost the existing developed areas.

3.2 People-Oriented Communities

- 3.2.1 To ensure a harmonious community, members of the public was generally of the view that the NDAs should not be heavily skewed towards either public housing or private housing developments. The proportion of public and private housing should be balanced or with a slightly higher proportion on private housing.
- 3.2.2 Regarding development density, members of the public generally considered that high density development might no longer be appropriate for the NDAs. However as no population target had been defined, it would be difficult to suggest an appropriate level of density and community facility provision for the NDAs at the current stage. In general, members of the public opined that the population and development density proposed in the previous NENT Study were too high and unacceptable. Some also suggested that with good public transport facilities, higher density development could be considered for areas adjacent to the proposed KTN railway station.
- 3.2.3 For the building height, members of the public considered that building heights should not be too high. Even in the central core, there should not be massive building mass in order to avoid any “Wall Effect” or “Concrete Jungle”.
- 3.2.4 For the subject of urban design, members of the public pointed out that non-conforming high-rise buildings should be avoided in the vicinity of Long Valley in order to protect the backdrop. Visual corridors and landscape buffers should be incorporated in planning and designing the NDAs.
- 3.2.5 For open space, members of the public generally requested more open spaces and greenery areas. A number of people pointed out the importance of the rivers, including Sheung Yue River, Shek Sheung River and Ng Tung River, to the NDAs. Buffer areas should be provided between building blocks and rivers. No access road should be constructed along the rivers, and riverside promenade with cafes should be provided to enhance attraction. Footpaths and cycle tracks should also be provided along the riverside in order to improve the pedestrian environment and connect the KTN and FLN NDAs.
- 3.2.6 To encourage social harmony and sense of belonging, members of the public suggested that a landmark feature was required for the North District. The proposed landmark could either be a large park or piazza for public gathering. This public space could be double-decked. The upper deck could be a piazza while the lower

deck could be for transportation use. Some members of the public also suggested that the NDAs could make use of the historical and cultural resources of the North District, for example the traditional “walled villages” and green brick design, to enrich the historical and cultural understanding of the residents. Other people also suggested that a large scale community hall would be required to hold major cultural events.

- 3.2.7 Some members of the public were particularly concerned that the NDAs should avoid repeating the social problems in Tin Shui Wai. Sufficient job opportunities should be provided in the NDAs.
- 3.2.8 Some members of the public suggested that the NDAs should learn from the past experience of new town developments and should ensure timely and adequate provision of community facilities. If needed, community facilities should be provided beyond the existing standards and guidelines.
- 3.2.9 Some people worried that the NDAs might not be materialized finally, or there would be a gap between the planning vision and implementation. As the implementation process would span over a period of time, it is necessary to ensure that the planning principles were carefully implemented throughout the process. Close communication amongst relevant Government departments should be maintained to take account of the changing circumstances. The Government should also maintain a good interactive relationship with the residents to have a better understanding on the local circumstances for better implementation.

Our Responses

- 3.2.10 Influenced by the recommendations of the previous NENT Study, some members of the public still thought that high development density and population target would be the planning goals of the current NENT NDAs Study. Indeed, taking into account the growing public aspirations for lower density development and a quality living environment, we will lower the development density and building height in formulating the planning proposals in the current Study. An appropriate public private housing mix ratio will also be assessed taking into account the strategic roles and development themes of the NDAs.
- 3.2.11 Learning from the past experience of new town developments, adequate and diversified job opportunities would be provided in the NDAs to satisfy the needs of the residents.
- 3.2.12 We will determine the types, quantity and scale of various social and community facilities flexibly taking into account the unique demographic structure and social characteristics of the future population of the NDAs and the surrounding areas. We will also consider the various suggestions proposed by members of the

public on public services and social/recreational facilities to satisfy the needs of the area.

- 3.2.13 In formulating development plans for NDAs, we will pay particular attention to the building height, building mass, open space networks and pedestrian networks. Urban design elements, such as visual corridors and breezeways will also be introduced.

3.3 Sustainable Living Environment

- 3.3.1 To create a sustainable living environment, members of the public suggested that development of the NDAs should preserve important ecological, natural landscape, and historical and cultural resources of the area. A balance between development and conservation of such resources should be achieved.
- 3.3.2 On ecological conservation aspect, although some local residents did not agree the importance of wetland conservation and thought that the extent of the yellow-shaded wetland area shown on the map in page 15 of the Public Engagement Digest was too large, members of the public in general recognized the important ecological resources of Long Valley and other wetlands in the vicinity and considered that they should be retained and protected.
- 3.3.3 However, landowners' rights should be taken into account and should not be sacrificed for conservation purpose. The wetlands could otherwise be destroyed if the landowners were not satisfied and refused to cooperate with the green groups. Some members of the public pointed out that the current Management Agreement practiced in the Long Valley was far from being sufficient to achieve the conservation objectives. They suggested that approaches that could balance different needs should be explored.
- 3.3.4 Several members of the public also pointed out that heritage features within the NDAs should be preserved. Historical and cultural heritage resources should not only include tangible historical village buildings but also some intangible heritage such as important cultures and customs, including local farming tradition. Some people expressed concern that valuable cultural heritage would be affected or permanently lost due to the implementation of the NDAs.
- 3.3.5 Regarding visual impact, some members of the public concerned that the pleasant rural scenery, particularly in the FLN area, would be blocked by high-rise buildings in the FLN NDA. Control on development density and building height within the NDAs, urban design measures, such as visual corridors, protection of ridgelines, buffer areas between building blocks and rivers, should be applied so as to preserve public view to the rural landscape.

- 3.3.6 Regarding transport in the NDAs, many people concerned that the capacity of the existing road networks might not be able to cope with the future population, and the existing traffic congestion situations at Sheung Shui/ Fanling would be worsened, and thus affected the quality of life of existing residents. The members of the public requested to upgrade the existing roads infrastructure to cope with the future needs while some suggested to provide railway connections between the NDAs, Sheung Shui, Fanling as well as to the urban areas. For internal transport, members of the public considered that sustainable transport modes such as walking and cycling should be promoted. A comprehensive cycling network with adequate supporting facilities should also be provided to connect the existing cycling networks in Sheung Shui/Fanling New Town.
- 3.3.7 Regarding energy and resources saving within the NDAs, public members suggested to minimize the use of non-renewable energy and to use solar energy, wind energy or mixed energy (for example, introduction of electric vehicles and solar cell street lamps, etc). Energy saving could also be achieved by promoting the use of existing railway infrastructure. Innovative ideas such as making use of natural ventilation to cool down indoor temperature and nearby river water for central air-condition cooling system were also suggested.

Our Responses

- 3.3.8 The ecological value of the Long Valley has been well established in the past and there is a general support to conserve the area. As a result, the Long Valley should be preserved. On the basis of respecting landowners' right, we shall take the opportunity to implement the NDAs in proposing a more sustainable mechanism for the conservation of Long Valley. We will also further study the extent of the wetland and make it as a reference for the development of the NDAs.
- 3.3.9 We will strengthen the conservation of cultural heritage within the NDAs, including the protection of historical buildings and intangible cultural heritage features as far as possible. We will adopt a "Point-Line-Surface" Approach to revitalize important heritage features for succession, education and recreation purposes.
- 3.3.10 We will actively explore the feasibility of introducing environmentally friendly transport modes (EFTM) to the NDAs and assess its associated implications including the financial implication.
- 3.3.11 We will also consider the energy and resource-saving measures raised by members of the public. We will consider introducing energy saving measures at different levels, and exploring ways to

achieve energy-efficient objectives, as well as promoting a low carbon economy, which is based on low energy consumption and low pollution. We will examine and consider appropriate and feasible energy-efficient measures for the NDAs.

- 3.3.12 The above mentioned issues may have wider policy and resources implications, which may not be resolved within the scope of this Study. Nevertheless, we shall proactively make recommendations to the relevant policy bureaux, explore and study the feasibility of implementation.

3.4 Implementation Mechanism

- 3.4.1 Many members of the public criticised that there were weaknesses in the “Conventional New Town Approach”. However, some members of the public considered that the “Conventional New Town Approach”, with block land resumption by Government, was fair and equitable.
- 3.4.2 Members of the public commented that land resumption by Government under the “Conventional New Town Approach” deprived private property rights. They considered that the resumed land auctioned at a much higher price after formation and servicing was unfair to the private landowners. This could lead to litigation and would have a negative impact on social harmony. Also, the prevailing compensation packages offered by the Government could not meet the expectations of the landowners. The process of land assembly and site formation under the “Conventional New Town Approach” would take a very long time and delay the development programme. Besides, the Government had to bear a huge amount of public expenses as well as financial risk.
- 3.4.3 Some members of the public considered that prevailing compensation arrangements from Government land resumption were unfair. The prevailing re-housing arrangements were also unacceptable since the affected residents should subject to “Comprehensive Means Test” (CMT). They pointed out that from past experiences, local re-housing was not made available to the affected residents eventually. Even worse, some affected residents were not eligible for re-housing as they could not pass the CMT. This would be a particular concern of elderly residents and those residents living in the squatter areas.
- 3.4.4 In addition, non-recognized villages and communities affected by the development of the NDAs, such as the Kwu Tung Village, strongly requested local re-housing and raised concern on disruption to their long established village community. Some villagers requested re-housing and village resite on like-for-like basis. Some villagers suggested that public housing could be provided to re-house the whole village prior to the clearance in

order to retain the existing community networks. As it would take time to establish social networks in new developments, members of the public also thought that to retain the existing community network would help the new residents to establish a sense of belonging.

- 3.4.5 Some locals also raised the need to relocate affected local industries as they were important employment sources for local residents.
- 3.4.6 Some members of the public considered that Government should be responsible for resolving conflicts, such as forced displacement without re-housing, induced by private land acquisition and clearance. Government should ensure that the process of private land acquisition was fair with a high degree of transparency.
- 3.4.7 Members of the public generally considered that the development of the NDAs should respect the property rights of private landowners and indigenous villagers. Reasonable compensation should be offered to those affected private landowners and indigenous villagers.
- 3.4.8 Members of the public generally supported the introduction of private sector participation in the implementation of the NDAs and considered that this would rectify some of the weaknesses of the “Conventional New Town Approach” and could respect the private landowners’ property rights. However, some people pointed out that Government would still have an important role to play in ensuring that small landowners’ rights would not be deprived.
- 3.4.9 Regarding the approaches for private sector participation, some members of the public commented that “Land Exchange” was proven effective practice and could be adopted in the development of the NDAs. With integrated planning, this approach could be exercised effectively, although land exchange might entail lengthy procedures. Some members of the public also considered that the “Negotiation Approach” i.e. to invite submission of private sector development proposals, was worth further consideration. Some people suggested revitalizing the previous land administration practice of “Development Entitlement” (or “Letter A/B”) but pointed out that the associated administrative problems observed under this system in the past should be avoided. Other members of the public suggested the adoption of “Development Shares/Convertible Bonds”, noting that this approach would involve introduction of new legislation. They also assumed that the Government would play an important role in setting up the ‘Development Corporation’ in association with this approach. Some public members viewed that the various approaches could be considered concurrently.

- 3.4.10 In respect of whether the Government should use statutory power to resume problematic land (i.e. lots involving Tso/Tong, absentee landowners, lots with missing data, and defective titles) for private projects, some people indicated support to this proposal. However, some local landowners have indicated concerns on this as this could result in favouritism to major developers.

Our Responses

- 3.4.11 We noted the general support towards the introduction of private sector participation in the implementation of the NDAs and we will further examine the feasibility of different approaches in the next stage of the Study. On the other hand, we will examine the appropriateness for Government to use statutory power to resume problematic land under the principles of fairness, equitability, openness and legitimacy.
- 3.4.12 However, it is noted that even if some forms of private sector participation were eventually adopted, Government will still have an important role to play in assembling land for constructing public infrastructure and other supporting facilities.
- 3.4.13 Since the development of the NENT NDAs is still in its early planning stage, the detailed development option and the extent of affected areas are still subject to further studies. The Government has not yet commenced any land resumption process for public uses. In the next stage, the Study will assess and recommend a development programme for various project items of the NDA development.
- 3.4.14 We agreed that landowners' rights must be respected and reasonable compensation should be given to affected persons. On matters relating to government land resumption and compensation, the Administration will, as a usual practice, compensate the eligible persons affected and re-house them properly in accordance with the relevant prevailing legislation and policies.
- 3.4.15 We will further examine the re-housing issue. At present, the Government could consider to offer re-housing arrangements to indigenous villagers (or pre-war residents). Housing Department could make re-housing arrangements for eligible clearerees affected by clearance exercise confirmed by Lands Department. Housing Department will strive to re-house eligible clearerees affected by clearance initiated by the Government within the district or region from which they are being cleared, subject to availability of housing resources.
- 3.4.16 However, we must clarify that re-housing and village resite on a like-for-like basis are not the prevailing policy. Indeed, such arrangements are not practicable due to the limited developable

land within the NDAs. The prevailing policy does ensure that the affected residents are offered with reasonable compensation or re-housing before any clearance exercise.

- 3.4.17 As the existing rural industries are scattered over the NDAs, it is difficult to retain all rural industries within the NDAs. The Administration will compensate the eligible person affected in accordance with the relevant prevailing legislations and policies. We will try to identify suitable industrial land within the NDAs.
- 3.4.18 Regarding the issue of disputes and forced displacement of residents and tenants arising from private land acquisition, members of the public should understand that as land acquisition by private developers involving landowners and existing tenants is a market transaction, it is inappropriate for the Government to interfere in such market transaction. Nevertheless, residents and tenants who are affected by private land acquisition can register on the Waiting List for Public Rental Housing if they are eligible for public housing. Should they have any medical reasons or social needs to support accelerated allocation, they may consider applying to the Social Welfare Department for Compassionate Re-housing. In addition, if applicants for public rental housing have individual special grounds to support their applications for public housing in a specified area and have the support of the relevant departments (e.g. Social Welfare Department) or institutions (e.g. Hospital Authority), the Housing Department will entertain their requests as far as possible if suitable reasons are available. For those who are already on the Waiting List for Public Rental Housing, they can also apply for the Express Flat Allocation Scheme for an earlier allotment of public housing unit.
- 3.4.19 Land resumption and clearance are inevitable during the development of the NDAs. We will handle the issues carefully. We will further investigate the arrangements on land resumption, compensation and re-housing with relevant Government departments, and will address and consider the comments raised by members of the public carefully.

4 Next Steps

The public engagement activities of the Stage One Public Engagement have raised the public's awareness of the NENT NDAs Study and facilitated public discussion on the development of the NDAs. We have also learned from the public their aspirations and visions for the NDAs. Public views received from the Stage One Public Engagement will be analyzed and used in establishing new visions and guiding principles. On the basis of on-going studies and analysis, key development parameters would be formulated and translated in the Preliminary Outline Development Plans (ODPs). We will then consult the public on the Preliminary ODPs, with detailed development parameters and three-dimensional illustration of the design concepts, in the Stage Two Public Engagement.

Photos from Stage One Public Engagement

Sheung Shui District Rural Committee



Fanling District Rural Committee



Ta Kwu Ling District Rural Committee



Sha Tau Kok District Rural Committee



Kwu Tung Village



Residents of Fanling North



Hong Kong Institute of Planners



The Real Estate Developers Association of Hong Kong



North District Council



Heung Yee Kuk, New Territories



Community Workshop



Summary of Comments from Town Planning Board

We consulted the Town Planning Board on 14 November 2008. Comments from the Board Members are summarized below:

Major Comments
<p>Given the large size of the NENT NDAs, the Study might be of interest to a wider public. Therefore, a more extensive consultation approach should be employed to outreach to members of the public, such as enlarging the consultation basis from organizations to the interested public, and organizing more community workshops in other parts of the territory like Hong Kong Island and Kowloon. In addition, relevant background information such as existing and future population characteristics could be provided to facilitate discussion.</p>
<p>Concerned about whether there was any coordinated approach for the planning studies of the Lok Ma Chau Loop, the Closed Area and the NENT NDAs.</p>
<p>Of the privately owned land, concerned about whether there was information on the percentage owned by developers versus that of individual owners. A mechanism similar to the previous Letter A/Letter B land exchange entitlement might be worthy of consideration as it would encourage small owners to release their land and minimize resistance to land resumption.</p>
<p>Concerned about what was the planning of the linkages to the new Liantang/Heung Yuen Wai Boundary Control Point (BCP) and the associated connecting roads and what were the target types of vehicles using the new linkages.</p>
<p>Agreed that seeking public views in the first stage of the study was essential, and a longer consultation period was suggested.</p>
<p>A Member expressed interest to be briefed on the result of the Stage One Public Engagement exercise.</p>

Summary of Comments from Legislative Council Panel on Development

A briefing to the Legislative Council Panel on Development was held on 25 November 2008. Comments from the Legislative Councilors are summarized below:

Major Comments

The implementation mechanism for NDAs would receive much attention from stakeholders concerned, such as land owners and developers, because of the interests involved. The consultation should be territory-wide. It was suggested that the Administration could consider including the cross-boundary integration of Shenzhen and Hong Kong as one of the topics in the public engagement. A good start in the planning of the NDAs would help prepare the future generations for the integration of the two places. The Administration should explain the concept, characteristics, roles and functions of a boundary town to the general public during the public engagement;

There could be development in the area, but it should be under careful control so as to conserve the countryside. Asked whether the Administration would expect any conflict between nature conservation and land owners' aspirations for development. It was hoped that the dilemma between conservation and development would not lead to disputes. The Administration was urged to ventilate the emotions of parties concerned.

Striking a balance between development and conservation would be a challenge for SDEV. The aspirations of citizens living in urban areas could be different from those citizens living in rural areas. It was considered not necessary for Hong Kong to develop in a mode similar to that of the Shenzhen side. The NDAs could be developed into a leisurely place where residents could enjoy nature, with the railway serving as a transport means as far as possible. There was no need to expedite the implementation of the NDAs just for the sake of creating more job opportunities because those opportunities could be provided elsewhere. The pace of public engagement could also be slower so as to fully gauge the aspirations of society on how best to implement the NDAs.

Summary of Comments from Planning Sub-Committee of the Land and Building Advisory Committee

We consulted the Planning Sub-Committee of the Land and Building Advisory Committee on 27 November 2008. The comments from the Committee Members are summarized below:

Major Comments
Members supported early consultation with the public but cautioned that the public's expectations should be properly managed to avoid/ minimise unrealistic expectations.
Members enquired the differences between the current study and the previous study, and asked whether there was any population target set for the proposed development.
Concern was raised on how local people could participate and speed up the development process. The participation of individual landowner in the NDA implementation could be a sensitive issue and more details on the possible approaches for private sector participation should be made available for public discussion.
While public engagement was necessary in the study process, it should avoid creating unnecessary conflict among different interest groups. Although a mixture of methods could be employed to facilitate the necessary land amalgamation for the proposed development, new mechanism would be required to facilitate land resumption, e.g. to handle untitled land.
Any proposed change to the existing legislation on land resumption would be controversial and subject to close examination by LegCo Members.
As developers would play an important role in the proposed development, the identification of a clear role and function for the NDAs was vital for their property development planning. In addition, there was a need to examine the demographic structure for the proposed development as the first population intake would be by 2019, 10 years from the present time.
The development should have local characteristics.
A clear objective for the proposed development was important. Otherwise the whole project might just become another private housing development.
Conservation areas within NDAs could be served by mass transit such as railway service for better accessibility.
Implementation was a major issue and it was important to make the whole process open and transparent. Options should be made available to small landowners.

Summary of Comments from the Hong Kong Institute of Planners

A briefing to the Hong Kong Institute of Planners was held on 3 December 2008. Comments from Members of the institute are summarized below:

Major Comments
If Government intended to promote industrial development or other industries within the NDAs without providing proper financial assistance but only relying on market forces, it would be very difficult to attract the industrial sector to move in. Therefore, Government should provide proactive measures to encourage industrial development in the NDAs in order to promote employment.
It is mentioned that the current NENT NDAs Study is to take forward the Three-in-One Scheme recommended by the HK2030 Study. It is, therefore, in nature still a top-down planning approach. Were there any opportunities to break through the framework suggested by the HK2030?
To what extent did the Government master the information on cross-boundary activities, in particular the trend of cooperation between Mainland China and the New Territories?
Many land lots within the NDAs have already been acquired by the big developers since the previous NENT Study. Private sector participation suggested in the current NENT NDAs Study would lead to the issue of equity. In addition, the timely provision of public facilities would be affected if the development is not led by the Government. This will repeat the problems encountered in previous New Town developments.
The NDAs Study should put emphasis on appropriate land uses and facilities to be provided within the NDAs rather than implementation mechanisms.
What was the basis behind the estimation of the first population intake would be in 2019?
The general public might not be able to understand the concept of different development densities. In this case, how the Government could effectively collect public views on development density?
How could the Government obtain the information on the landownership pattern? Would planning be undertaken according to the gathered information?

Summary of Comments from the Real Estate Developers Association of Hong Kong

A briefing to the Real Estate Developers Association of Hong Kong was held on 10 December 2008. Comments from Members of the association are summarized below:

Major Comments
Did the Government have any preference on the eight proposed private sector participation approaches?
Have the eight proposed private sector participation approaches been incorporated relevant Government departments' comments/ views? Did any relevant Government departments express the infeasibility of any of the eight approaches?
The current land exchange system was considered as an effective approach after its successful implementation for many years. It could be implemented effectively as long as there was proper planning. The effective traditional system could be used for the NDAs development at any time. Apart from seeking innovative ways, traditional ways such as the issuance of Letter B Land Exchange Entitlement could also be used. The Government should adopt an open attitude to discuss with the public on appropriate arrangements.
The NDAs would be much easier to implement if the boundaries of development sites matched with the land ownership pattern in formulating the Outline Development Plan.
Would the Government resume lands under the terms and conditions of "New Town"? Could NDA development be regarded as "New Town" development?
Since the general public might have difficulties in interpreting the implementation arrangement, would a Panel on Implementation Mechanism be formed including different professionals (in particular legal sector) and stakeholders, to facilitate the public consultation on the implementation arrangement? This could facilitate a more effective discussion.
It was hoped that the consultation of the NENT NDAs Study would be completed and the NDAs could be implemented as early as possible, in particular at the time of economic turmoil, in order to create job opportunities. Some preliminary construction works could be commenced alongside the consultation process.
Would the Government choose an implementation mechanism that was widely acceptable among the whole industry through the current public engagement, or would it adopt various implementation mechanisms in order to fulfill aspirations of different landowners?
Government should formulate a more pro-active approach towards conservation as the current zonings are not effective. The current Management Agreement practised in Long Valley faced many problems due to fragmented landownership, and was not attractive to villagers. Further exploration of innovative ideas to promote conservation was needed in the Study.
Commented that negotiation with relevant Government departments on development proposals was the most effective mode in implementing the NDAs as the development proposal could tie in with the Government implementation programme of the NDAs. Communication with the developers could also ensure that the Outline Development Plan could better reflect the landownership pattern. It could speed up the progress of land acquisition and minimize the criticism of collusion between the Government and the private sectors.
The Government could assist developers in acquiring problematic land in the benefit of the community to develop the NDAs.
In what stage the implementation mechanism would be confirmed?
Would the information on the distribution of landownership and development proposals submitted by the developers be published to members of the public?

Summary of Comments from the Sheung Shui District Rural Committee

We attend the Sheung Shui District Rural Committee meeting on 9 December 2008 to seek Members' and Village Representatives' opinions on the NENT NDAs Study. Comments from the Committee Members and Village Representatives are summarized below:

Major Comments
<p>Kwu Tung Village has more than 100 years of history and is recognized by the Government. As Kwu Tung Village would be cleared for Government's future development, rehousing and village resite on like-for-like basis was strongly demanded. The interests and requests of all villagers should also be considered. There was some dissatisfaction that the consultation documents had not been circulated for Village Representatives' reference before the meeting so that they had no enough time to gather opinions from other villagers.</p>
<p>There was dissatisfaction against the freezing of lands (shaded as yellow in the Public Engagement Digest) within the study boundary for bird watching and wetland uses.</p>
<p>Government was criticized for not genuinely reflecting public comments as their comments raised in the previous study were not mentioned in the current consultation documents.</p>
<p>It was mentioned in the consultation digest that if the developers face any difficulties in land assembly, Government might help them to resume the lands. This would weaken the bargaining power of landowners and it was doubted whether this would be in line with the idea of harmonious community as advocated by the Government. There was dissatisfaction that only developers' interests were taken into consideration while other stakeholders' development rights were neglected.</p>
<p>Villagers were mainly concerned on the land resumption issue. It was hoped that the Government would show more concern and offer a reasonable land compensation package "money compensation for land resumption and house compensation for house clearance".</p>
<p>Suggested to provide a tourism area and divided the area into an urbanized area (i.e. high-tech area) and village area (i.e. area with traditional village characteristics) to attract tourists with different needs and to provide job opportunities.</p>
<p>Asked about the development role of land annotated "Area 5" in the map on page 15 of the Public Engagement Digest. If the area was included for the new town development, there would be no room for small house development for the villagers of Sheung Shui Heung.</p>
<p>In respect of land resumption, Government should defend and respect the interests of individual landowners, provide reasonable compensation and rehouse villagers who would be affected by development. There was opposition raised to any Government intervention by using administrative measures.</p>
<p>There was worry about the marginalization and negligence of local villages in the process of NDAs developments, thus creating a strong contrast. It was hoped that Government would provide resources to improve villages' facilities while developing the NDAs.</p>
<p>The population of North District would be increased in the future due to the NDAs developments. Some members suggested to build some supporting facilities such as large civic centre and major sports venues. It was hoped that this suggestion would be incorporated into the consultation documents for consideration and discussion.</p>
<p>There was discontent that Government was more concerned about the habitat of birds than the housing needs of the villagers. For example, there are around 7000 villagers in Sheung Shui Heung, however, Government has approved about 200 small houses only. Moreover, Members questioned Government's environmental policy, in particular, allowing the presence of computer recycling yards, container yards, the Sheung Shui Slaughterhouse, Sewage Treatment Plant and the proposed centralized slaughterhouse in North District, resulting in environmental and noise pollution. It was criticized that the Government neglected the villagers' health.</p>

Major Comments
<p>Concerns were raised regarding the future development patterns and impacts on different strata of residents. Members demanded the Government to genuinely reflect the opinions of all Village Representatives for public discussion. For example, problems on the arrangements for affected communities, existing landowners' rights, the integration between existing and future residents, job opportunities and in-situ rehousing of Kwu Tung Village, etc. Members invited Government officials responsible for the planning and development of KTN NDA to visit their village and listen the needs of villagers to demonstrate the principle of people-oriented planning.</p>
<p>The development of KTN NDA would bring in a substantial population. Government should consider the employment opportunities to this future population. Members were also concerned about the planning and development of the proposed opening up of the Frontier Closed Area and the potential displacement of existing population. It would be the most preferable if affected villagers could be rehoused within the same district.</p>
<p>The NDAs would be supported by several Boundary Control Points (BCPs) nearby and a good transportation network. It was suggested that the Government could develop light industries and provide exhibition venues in the areas near the BCPs, thereby increasing job opportunities and attracting foreign investors.</p>
<p>Regarding the question of land resumption, Government should heed the interests and rights of landowners and should not suppress the development potential. The failure of Long Valley was the result of improper zoning of private lands to wetland and thus frozen their economic potential.</p>
<p>The village environment and the small house development had been major issues for over years and they should be positively addressed. Village boundaries should be adjusted in the planning of NDAs to ensure people-oriented communities.</p>
<p>Government's policy on protecting Long Valley had deprived the landowners' development rights, resulting in a loss of land value. There was call for Government to consider the rights of landowners and to strike a balance in this planning exercise.</p>
<p>In the past, Government has demarcated 2/3 of land belonging to the Hau Clan as Long Valley Wetland for citizens of Hong Kong as back garden without any compensation. It was unfair to villagers and they had shown strong discontent.</p>
<p>As the majority of lands in the New Territories are privately owned, villagers had great concern on the Government's land use planning. At the same time, they did not support the demarcation of the yellow-shaded area as Important Bird Area. .</p>
<p>It was suggested to include Long Valley into private development projects which would be developed and designed by real estate developers.</p>
<p>Government has used the land in Long Valley as a bird watching area for the people of Hong Kong. Although the land still belongs to the landowners, development rights have been frozen. This was very unfair to the landowners. Government should consider the interests of indigenous villagers, residents and landowners, as well as future employment opportunities and sustainable development. Members strongly urged the relevant Government departments to record villagers' opinions properly. The time for discussion was limited in this meeting and it was suggested to give more time in the next meeting to facilitate discussion and exchange of ideas.</p>
<p>No matter what form of land resumption would be adopted, reasonable compensation was necessary. The current sustainable development scheme practiced in Long Valley could not contribute to the local economy as the Government only provided funding of several million dollars for employing tour guides. In addition, the Government should locally rehouse and provide village resite to Kwu Tung villagers if the Kwu Tung Village was cleared for future development. It was hoped that Government would make a clear decision on the issue of village boundary in its 2009 report.</p>

Summary of Comments from the Fanling District Rural Committee

We attend the Fanling District Rural Committee meeting on 10 December 2008 to seek Members' and Village Representatives' opinions on the NENT NDAs Study. Comments from the Committee Members and Village Representatives are summarized below:

Major Comments
<p>Members welcomed the NDAs developments in the New Territories, especially in the FLN. In the context of the New Territories, Fanling is a relatively remote and infertile area. Members were particularly interested in the topic of "people-oriented communities". "People-oriented communities" had two implications for two types of people: existing villagers and people living in the nearby communities, and future residents. It was hoped that the Government would not disrupt the established lifestyles of those living in the area. There are many villages under the Fanling District Rural Committee. The villages have over 100 years of history and some of them could be dated back to the Song Dynasty. Massive removal of these villages was impossible. The Government should strictly follow the principle of "people-oriented communities" in developing the NDAs. Apart from cultural heritage, the northeast New Territories also had pleasant environment and fresh air, which had been enjoyed by villagers for generations and they should not be sacrificed for development. Noise and other kinds of pollution to the environment, nuisance and unharmonious developments should be avoided.</p>
<p>The development of the NDAs was inevitable. Hong Kong is a small place with over 7 million population. The earlier developed satellite towns such as Tsuen Wan and Shatin were dated back to more than 30 years. The current proposed development of Fanling NDA, indeed has come late. Due to limited land in Hong Kong and with the large population, to proceed with new development is necessary. To cater for the new population from the three NDAs, various facilities and transportation networks should be in place before population intake. Furthermore, development of the NDAs should not result in undesirable impacts to existing indigenous villagers (e.g. pollution). It was unreasonable to provide benefits for the future residents whilst depriving the rights of indigenous villagers.</p>
<p>Requested the Government to pay more attention to environmental protection in the planning process and to maintain the current pleasant environment and fresh air which the locals were accustomed to. Lessons should be learnt from Shenzhen where there were improper planning and flooding problems. If the development was improperly planned, greening could not be carried out properly. The RC was not objecting the development, but hoped the Government could consider the needs of the villagers.</p>
<p>Hoped to know the extent of the impacts to villagers and the environment brought by the new development, especially the impacts on road networks and community facilities. At the same time, would like to know which villages would be affected by the new developments as this information could not be found in the public engagement documents. Would all, or part of the five "Wai" and six "Tsuen" of Lung Yeuk Tau be affected by the new development? What would be the impact on heritage protection, cultivation, transportation and hygiene? Earnestly requested Government to consult villagers to avoid unnecessary disputes..</p>
<p>It was hoped that Government officials would consult the relevant rural committees, Village Representatives and villagers before the implementation of various projects. For example, the Drainage Services Department's practice of posting local notices before implementing drainage projects was appreciated and quoted as a good example of local consultation.</p>
<p>If FLN NDA was to be developed, Members hoped that it could promote local economy and create more employment opportunities.</p>
<p>Government should not repeat the experience of Tin Shui Wai. Supporting facilities should be provided before the intake of population. If the supporting facilities could not be provided before, they should be provided in parallel.</p>
<p>Enquired whether the "people-oriented" principle was referring to future residents or indigenous villagers. The population of indigenous villagers would be much lesser when comparing with the future residents. However, the indigenous villagers had been living in the area for more than a</p>

Major Comments
hundred years. Members hoped the Government could preserve the cultural characteristics of these villages and provided properly various facilities proposed by the Village Representatives.

Summary of Comments from the Ta Kwu Ling District Rural Committee

We attend the Ta Kwu Ling District Rural Committee meeting on 15 December 2008 to seek Members' and Village Representatives' opinions on the NENT NDAs Study. Comments from the Committee Members and Village Representatives are summarized below:

Major Comments
<p>Asked whether the development of the NDAs as proposed in the 1990s was still applicable to the current planning circumstances. The development concept of PC/TKL at that time was designated mainly for open storage use. The scale of such development would lead to significant environmental impacts and affect future development potential. Understanding that there could still be some demand for open storage use, however, the development of PC/TKL NDA should not solely developed for open storage use.</p>
<p>PC/TKL NDA could be developed into a business-cum-residential node, in order to create a balanced community.</p>
<p>Some of the existing buildings in PC/TKL, including Ping Che New Village, Ta Kwu Ling Rural Centre Government Offices, Ta Kwu Ling District Rural Committee, Wun Chuen Sin Koon and Caritas Fung Wong Fung Ting Home, could be preserved and revitalized in future. However, some Members suggested that Wun Chuen Sin Koon should not be allowed to expand any further.</p>
<p>Members gave several suggestions on the development visions for PC/TKL NDA: diversified; to improve the working and living environment; to create local brands; to nurture local talents (for example, offering places for youngsters to establish their business free of charge); to integrate the recognized villages in the planning of NDAs; and construction of railway network to connect existing established business areas such as Tai Po Industrial Estate, Hong Kong Science Park and Ma On Shan area.</p>
<p>Members generally supported the implementation of the NDAs by a public-private partnership approach. They suggested that this should be led by the Government. The Government could convert the land lot areas into shares, and the landowners could apply land exchange for development. However, they opined that indigenous villagers could be exempted from land premium application. The amount of land premium could be calculated by the percentage of the owned shares. The Government then could put half of her shares for Initial Public Offering and the raised funds could be used for construction. Such implementation mechanism could engage the public in the implementation of NDAs and could solve the issue of missing lots. Moreover, the size of land lots should be based on the Block Government Leases to save resources for re-surveying. (see Appendix VIc-ii)</p>
<p>It was suggested that public-private partnership should be implemented. On the other hand, Adverse Possession was unfair, outdated, and violated the Basic Law and should be abolished.</p>
<p>Members opposed the continuation of landfill use in the vicinity of PC/TKL as it was an outdated method of treating refuse. PC/TKL NDAs should aimed to attract talents and investments into the area. In addition, the issue of open storage use should be solved in a proper way.</p>
<p>Members considered that PC/TKL NDA would be the most appropriate area to implement a public-private partnership approach since developers had not yet amalgamated large pieces of land in the area. They also opined that it would be easier for the Government to take a lead in implementation.</p>
<p>Many land lots are used as open storage and rural industry in PC/TKL. As such, it was assumed that the needs for such uses were likely to continue into the future. However, Members hoped that not all of the land would be designated for industrial use as this use would lead to environmental pollution. Incentives should be provided to attract less polluting industries to move back from Luohu, Shenzhen. In addition, medical uses, international schools and low-rise residential development were proposed as potential uses at PC/TKL NDA.</p>

Major Comments
Concerns were raised on the issue of Adverse Possession. If the law of Adverse Possession was not abolished, more land would be occupied illegally and this would complicate the problem of land assembly.
Open storage uses are currently scattered all over PC/TKL. Although there is demand for land for open storage use, further proliferation of open storage would induce significant environmental impact. Members suggested to centralize open storage uses in a particular area to free the rest of PC/TKL NDA for higher value uses.
It was not necessary to remove all the open storage uses from the NDAs. It was possible to enhance the environment by improving the appearance of the open storages sites. Overseas examples can be referred to.
Members felt that the current planning study lacked comprehensiveness. They claimed that the NENT NDA Study could not reflect the overall vision since the study boundary did not cover LT/HYW BCP which was within an approximately 10-minute driving distance from PC/TKL.
Members opined that it was necessary to understand the driving forces of Hong Kong's economy, for example, the changes in demand for open storage subsequent to the opening of LT/HYW BCP, in planning appropriate land use for the NDAs.
There was potential to set up factory outlets at PC/TKL NDA as these facilities were commonly located in remote areas in foreign countries. Medical resorts could also be considered at PC/TKL. High-value-added industries, but not factories, should be promoted to offer job opportunities to people living in Shenzhen.
Village development was very important to the NDAs but was neglected in both the current NENT NDAs Study and other previous planning studies. Members claimed that these studies simply zoned an area for village development without further enhancement. This might lead to huge contrast between villages and the adjoining high-rise development, e.g. the low-rise village settlement next to high-rise residential development near Tai Wai Station. Reference could be made to the Mainland China's urban and rural development policy, in which consideration has been given to the integration of rural settlements and urban cities. For instance, allow villagers to raise funds to construct multi-storey residential buildings that are more in line with the urban context, rather than 3-storeys village houses.
Members were concerned about the connection between LT/HYW BCP and PC/TKL NDAs. They opposed elevated connection road to LT/HYW BCP as this would create difficulties in connecting to the NDAs and adjoining villages.

Summary of Comments from the Sha Tau Kok District Rural Committee

We attend the Sha Tau Kok District Rural Committee meeting on 15 December 2008 to seek Members' and Village Representatives' opinions on the NENT NDAs Study. Comments from the Committee Members and Village Representatives are summarized below:

Major Comments
While the Government was developing the concept for the 3-in-1 NDAs, consideration should also be given to the development of Sha Tau Kok. The Government should further extend the boundary of the Closed Area to release Sha Tau Kok from access restrictions. Although the Sha Tau Kok area has great tourism potential, there were little developments due to its location in the Closed Boundary Area. Government should take the long term development of Sha Tau Kok area into account while undertaking the planning and development of the NDAs.
The planning of the NDAs should be undertaken in a comprehensive manner and should be responsive to the ongoing road network development and Sha Tau Kok Town development. There should be frequent communication between Government departments.
Sha Tau Kok Road is the only access road connecting Sha Tau Kok and adjoining villages to Fanling and urban areas. In case of accidents, access for Sha Tau Kok villagers would be totally blocked. Therefore, the improvement of Sha Tau Kok Road or provision of an alternative access road should be considered in the NDAs development.

Summary of Comments from the North District Council

We attend the North District Council meeting on 11 December 2008 to seek members' opinions on the NENT NDAs Study. Comments from the District Board Members are summarized below:

Major Comments
<p>The Study was fully supported. It would be most important to strike a balance among the interests of different stakeholders, including landowners, residents within/outside the NDAs and future residents. The Government should take into considerations the needs of these stakeholders.</p>
<p>The conservation value and importance of Long Valley Wetland have been recognized by the Government for many years. Among the 12 priority areas for conservation, Long Valley is the most valuable in terms of having the largest agricultural fresh water wetland and many bird habitats. There was great controversy on whether an at-grade or underground tunnel should be adopted across the Long Valley when Government proposed the construction of the Lok Ma Chau Spur Line years ago. The result was that Government spent an extra 20 billion dollars to build an underground tunnel across Long Valley for retaining the Wetland. At present, the Hong Kong Bird Watching Society and Conservancy Association have applied for a Sustainable Development Fund to support the conservation of Long Valley through partnership with local farmers. However, this is not a long-term solution since most of the lands in Long Valley are privately owned. When some of the landowners noticed that their lands were prohibited for development under planning restrictions, they might cease their agreements with the Hong Kong Bird Watching Society and Conservancy Association and abandoned their farmlands. If the wetlands were abandoned, there would be a loss in fresh water wetlands and bird habitats. If no reasonable compensation was made, most of the landowners would not agree to bear the responsibility of conservation. Therefore, Government should include Long Valley into the blueprint for the NDAs and provide adequate compensation to the relevant stakeholders, including private landowners. The 3-in-1 development could bring opportunities for the long-term conservation of Long Valley, and enhance the NDAs as a green city.</p>
<p>It was suggested that the riversides of Sheung Yue River, Shek Sheung River and Ng Tung River, together with Long Valley could be developed into green corridors/ recreational areas. Residents could travel along the corridors by bicycle which is an environmentally friendly mode of transport. The North District is a green city with many historical and cultural heritage items which could be integrated through the development of green parks and cycle tracks.</p>
<p>Kwu Tung Village would be affected by the 3-in-1 proposal. Affected residents are looking for rehousing within the same district and urged the Authority to take the needs of all stakeholders into account and to minimize the impact on existing villagers.</p>
<p>It was agreed that the interests of stakeholders should be balanced. As the boundary of the NDAs would include recognized villages, Members expressed their hopes on the rehousing arrangement in the same district by the Authority. Government was also urged to consider impacts on the temporary factories and workshops within the NDAs and to plan industrial zones for their continuous operation and to facilitate the local economy.</p>
<p>It was suggested that land should be reserved for higher education in the NENT NDAs and there should be adequate land reserves for kindergartens, primary schools and secondary schools within the residential areas. An Education City could be developed in the Lok Ma Chau Loop Area to provide higher education facilities, while comprehensive kindergartens, primary schools and secondary schools facilities could be provided as well. These facilities could cater for the demands of Hong Kong children living in Mainland China, and at the same time resolve the daily cross-boundary trips for schooling purposes. Since many overseas expatriates are working in the Mainland and their children may not study in international schools, the development of international boarding schools may attract them, enhance the education quality in Hong Kong and establish the international status of Hong Kong's education development.</p>
<p>Lands identified for the NENT NDAs are largely in private ownership with a number of tenants. Government was urged to take care of the needs of the existing residents and landowners, and to arrange for local rehousing for affected residents. It was noted that Government had failed to provide</p>

Major Comments

enough supporting facilities in other projects in the past, which had lead to social problems. Members hoped that the Government could avoid similar problems through comprehensive planning.

It was considered that the plot ratio and population target proposed for the FLN NDA in the previous NENT Study was excessive. The population density of KTN NDA was much lower than that of FLN NDA even its area was much larger than that of FLN NDA. Government should strike a balance between open space and other land uses as more open space could attract property investments. Government had proposed to provide a new transportation system between KTN NDA and PC/TKL NDA. However, the consultation documents had not mentioned anything about the transportation facilities of Fanling North and Sheung Shui. Could the existing transport network with the Fanling North sufficient to cater for demands arising from the future development? Were there any direct transport linkages between the three NDAs? Residents were also concerned about the housing issues in the development proposals.

Concerns were raised on the development proposal of NENT NDAs. It was hoped that the NDAs could integrate with existing villages. Government was urged to consider the impact on existing villages and to arrange reasonable compensation to affected residents, landowners and factory operators. On the matter of developing higher education in the Lok Ma Chau Loop Area, Members supported the proposal of providing international boarding schools to attract students from Mainland China. However, Members had reservation in providing more primary and secondary schools, as many schools have been closed down recently.

Members hoped that more job opportunities would be provided in the NDAs for existing residents of the North District and to increase job opportunities for the North District in the long run.

It was noted that the Government wished to link up the 3 NDAs and would utilize the existing road network. There are relatively high amounts of green belt areas in North District and it was recommended to make use of emission-free transport modes, as well as developing cycling tracks to connect the 3 NDAs. There are a number of cultural and historical heritage sites in the 3 NDAs. If the NDAs were linked up by cycling tracks, a North District travel route could be formed to promote tourism. Aside from development, Members expressed concerns on the conservation of green environment, ecosystem and cultural heritage. Suggestions were also given to provide cycling track and hiking trail. At present, cycle tracks in North District are not fully connected and hoped that a comprehensive cycle track network could be provided in NDAs.

As the development of KTN would affect many existing villagers, it was hoped that Government could make local rehousing available for existing residents at the earliest.

Government was urged to consider the issue of compensation to affected stakeholders, like Chuk Yuen Tsuen in Heung Yuen Wai in which the whole village needs to be relocated. Rehousing should be arranged in a manner to minimize impact on residents.

The proposed project is a 3-in-1 NDA but noted that there would be no transportation connection between the NDAs. At present, Fanling and Sheung Shui are divided into halves by a railway and that leads to circuitous and inconvenient bus routes. It was suggested to build an elevated railway network to connect the 3-in-1 NDAs, existing railway stations and existing new towns. Railway is not only an environmentally friendly and convenient mode of transport, it could also solve the problem of circuitous bus routes. Members hoped the Government could strike a balance between development, environmental protection and greening. There was also suggestion to the development of resort uses, with reference to the development of leisure and vocational resorts in foreign countries which made use of the natural environment to benefit the local economy.

Summary of Comments from Heung Yee Kuk, New Territories

A briefing was given to the Heung Yee Kuk, N.T. on 16 December 2008. Comments from the Heung Yee Kuk, N.T Members are summarized below:

Major Comments
As Hong Kong is experiencing an economic downturn, Government needs to boost employment opportunities. Would the Government consider to shorten the consultation period in order to commence construction as soon as possible.
Government had consulted the public on the development of KTN, FLN and PC/TKL in 1998 but the previous NENT Study was shelved on 2003. It was questioned whether the present Study would be eventually implemented.
There is a large tract of Important Bird Area defined by Bird Life International on the map showing the existing context of ecological and cultural heritage in the Public Engagement Digest. It seemed that it was a waste of lands to be released from the Frontier Closed Area. There is already a hill for bird watching. As a result, Members urged the Planning Department to consider the use of lands to be released from the Frontier Closed Area.
The NENT NDAs Study assumed the existence of the Frontier Closed Area, however, the Government had already decided to release lands from it. It seemed that the Government was doing two consultations: one was for the Frontier Closed Area and the other was for the NENT NDAs. However, integration with surrounding areas was important for planning. Although the Government might listen to comments and was willing to amend the plans accordingly, it might be too late if the plans were formulated. Therefore members of the public could not give opinion for the areas covering both inside and outside the Frontier Closed Area. Members hoped that members of the public could have chances to raise comments before the Government decision on the land uses inside and outside the Frontier Closed Area.
Currently the traffic capacities of Ping Che Road and Sha Tau Kok Road are nearly saturated. With the development of PC/TKL NDA and LT/HYW BCP, would the Government assess the infrastructure and transport capacity and widen the Sha Tau Kok Road. Would the Government establish a heritage conservation fund for villagers or organizations to apply.
Opening up of the Frontier Closed Area was good. However, there should be relaxation of planning controls to benefit small landowners.
It was appreciated that the Government would involve the general public, major landowners, individual landowners, indigenous villagers, existing residents, tenants and existing business operators in the consultation exercise. However, major developers would resume land and submit development schemes to Planning Department before the finalization of the development proposals. Planning applications submitted by individual landowners would not be approved in many cases. These are examples of favouritism toward large developers. The consultation documents mentioned that landowners were allowed to make a choice between compensation or participate in the development. How the Government could implement these suggestions in respect of the private property rights?

Summary of Comments from Residents of Kwu Tung Village

Upon their invitation, a briefing on the NENT NDAs Study was given to Kwu Tung Village on 17 December 2008 to seek the views of local residents and industry operators. Their comments are summarized below:

Major Comments
Kwu Tung Village is not a squatter settlement and is different from the ordinary squatter area. Kwu Tung Village has a comprehensive village governance structure and has village hall and Village Representatives. Villagers are sentimental to each other. There was displeasure that no arrangement for Kwu Tung Village had been proposed and mentioned in the public consultation document. Villagers requested local rehousing and village resite on like-for-like basis if Kwu Tung Village was cleared.
The Government should decide how to rehouse the affected residents before any clearance. The government should listen the opinion of villagers. Kwu Tung Village would set up its own concern group to fight for village resite, reasonable compensation and preservation of local industries. It was unacceptable to apply the current mode of development to Kwu Tung Village.
The consultation document mentioned that Government would assist private developers in resuming problematic lands. It is unfair to those villagers who bought the land using their life earnings. If Government resumed land from villagers at a very low price and sold it at high price by auction, it was an exploitation of the interest of small landowners. Such a practice was also unfair to those local factory operators who had run their business arduously for many years and contributed to the manufacturing sector and economy of Hong Kong. When dealing with public-private partnership and resumption of private land, market value must be applied and reasonable compensation must be given.
The development of Kwu Tung would destroy the living environment of Phoenix Garden. Phoenix Garden is located in Kwu Tung with pleasant environment as well as big trees along the access road. The estate has its own private garden with nice landscape features, bridge and river nearby. The people there are simple and live harmoniously with Kwu Tung Village residents. Phoenix Garden residents are unwilling to move out and requested Government to exclude Phoenix Garden from the development area.
The concept of "Smoke-free City" proposed in the previous NENT Study was good, however, was the current study just repeating the old concepts proposed in the past? Why the Government decided to develop Kwu Tung Village without consulting residents or providing them with related information beforehand?
A comprehensive consultation should be undertaken. Understanding that those residents who attended the meeting could not fully represent the views of all villagers, Government officials should conduct questionnaires to all households of the village to obtain the actual data.
Queries about the clearance and the compensations to the affected villagers. Would there any rehousing arrangement on like-for-like basis and whether the affected villagers would be subject to the "Comprehensive Means Test" (CMT).
A similar rehousing arrangement for Sha Tau Kok Tsuen should be made, where residential blocks in a low-rise estate have been provided to rehouse affected villagers, for Kwu Tung Village if it would be cleared for the NDA development.
It is understood that the Government would apply the CMT to screen affected residents for rehousing. However, objections were raised on the application of the CMT. Residents requested rehousing and village resite on like-for-like basis. Reference should be made to compensation packages offered to Sha Tau Kok Tsuen and the Small Traders New Village, which is located next to Pok Oi Hospital, where new villages were provided to rehouse the affected villages. Residents requested local village resite, reasonable land compensation to the affected villagers as well as job opportunities to those villagers who would lose their jobs due to the development of NDAs.

Major Comments
A business operator of a 70-year old factory commented that he didn't see any assistance provided by the Government for local industries. The Stage One Public Engagement Digest did not mention how to deal with affected rural industries, which would hopefully be preserved.
A query was raised on whether the Government had carried out interview to each household to arrange villagers' future livelihood. Appropriate compensation arrangements are required to ensure villagers' future livelihood. Villagers would object the development of KTN NDA if no comprehensive consultation was conducted and proper compensation was given to the affected villagers.
The most affected people were those who used their earnings to purchase lands for building houses and factories as they worried that they were not entitled to rehousing. Villagers requested local house and land compensation. They worried that the compensation was not only enough for them to buy a unit or to purchase another piece of land to re-operate their business. Government should strictly follow the principle of "people-oriented" to look after villagers' housing and employment needs, and to ensure a fair and equitable land acquisition. Then, all villagers would support the development proposals. They objected the development of KTN NDA as the current compensation arrangement is not fair.
Villagers are reluctant to initiate any struggle to achieve a desirable livelihood.
What is the estimated budget for compensation and the estimated compensation for each household?
Government had made a good arrangement for people previously affected by the construction of the New Territories Circular Road. For affected business operators, it was suggested to make reference to the past relocation arrangement of moving the affected business operators to Kwu Tung Market Shopping Centre. It was hoped that land could be reserved for redeveloping Kwu Tung Village.
It was hoped that Kwu Tung Village could be entirely reprovisioned.
It was hoped that Government could have a better understanding on the history of Kwu Tung Village in order to understand its value and respect its contribution to Hong Kong, in particular to the industrial sector. If Kwu Tung Village was cleared, existing industries would disappear from Hong Kong forever. It was hoped that Kwu Tung Village could continue to make contributions to Hong Kong.
In the past, some elderly villagers affected by other projects were rehoused to public rental estates. However, it is difficult for the elderly to adapt to the new living environment and many of them passed away soon after relocation. Government should consider the living habits of the elderly. After all, human life is the most important.
The village is a safe environment and most of the villagers like the village style of living. Villagers did not want to have any development. They strongly requested village resite if clearance was unavoidable. The arrangement for Sha Tau Kok Tsuen is a good example for further consideration.
It was hoped that the Government would handle the issue of "Tso Tong" properly and protect the interests of owners.
Being sentimental to Kwu Tung Village and its tranquil environment, the elderly were unwilling to move away even with compensation. It was hoped that the Government would give due consideration to the inadaptability of the elderly to the new living environment and rehouse them within the Kwu Tung Area.
Villagers requested the Government to record and promulgate their requests in the consultation meeting.

Summary of Comments from Residents of FLN

Upon their invitation, a meeting with concerned groups and residents of Ma Shi Po, Shek Wu San Tsuen, Tin Ping Shan Tsuen and Ling Shan was held on 7 March 2009. Their comments are summarized below:

Major Comments
It was hoped that the Government would bear the responsibility to resolve the problems faced by the affected residents.
The previous FLN development proposal had attracted private developers to carve up the land in FLN, which affected nearly 10,000 residents of FLN. In the current proposal, Government intended to introduce private sector participation. Under private land acquisition, residents would be displaced or need to face costly legal actions. As it was the Government who initiated the NDAs developments, the Government should not shed its responsibility and remain silent and inactive to the displacement of villagers with minimal or no compensation. About 3/4 villagers of Ma Shi Po have been forced to leave. Despite those who are qualified for rehousing by Government, the elderly have been unable to adapt to living in high-rise buildings. While villagers are not opposed to development, they want the Government to bear all the responsibilities in the development, including rehousing, compensation and monitoring private land resumption.
In 1984, Government promised that if land in a squatter area was resumed, affected residents could be allotted public rental housings without any means testing. However, this policy was changed in 1998 and all affect residents required passing of the CMT. At that time, the villagers followed the instruction of the Government and did not apply for public rental housing in order not to exert pressure on public housing at that time. After so many years, children of these villagers are grown up and most of them have a bit of savings. It would be difficult for many these families to pass the CMT. On the other hand, even though they are qualified for public rental housing, it was not known where they would be allocated. If Government developed FLN NDA, it should first rehouse the affected residents and exempt them from "CMT". Clearance should occur only after proper rehousing.
Should provide choices to affected residents since not everyone was willing to live in high-rise buildings. The elderly, in particular, might not be able to adapt to the new living environment. Thus, affected residents should be given a choice between moving to high-rise buildings or redeveloping the village in-situ or elsewhere. There are examples of entire village resite. For those who earn a living by cultivation, farmland should be compensated.
The natural scenery of Tin Ping Shan Tsuen was pleasant in the past. However, since the first announcement of FLN NDA development by the Government 9 years ago, private developers had been purchasing land in the area. This led to the abandonment of farmland which greatly affected the environment and hygiene, and vacant houses which worsened public security. Lands were converted to unauthorized car parks or container storage yards. Even worse, there were illegal fillings of farmlands. All these problems were brought about by the private developer attracted by Government's development proposal of FLN NDA. Residents did not know which Government Departments they should make complaint to. Government should stop all such actions before implementing any development plans for the NDAs and should have reasonable consultation and compensation to affected parties.
The appeal of villagers is very simple: proper rehousing arrangement should be provided if houses should be cleared. However, Government would not provide rehousing arrangement for those residents living on land acquired by private developers. Government should also be responsible to rehouse them and exempt them from CMT. Residents would like to see the development of the NDAs. However, the future living of squatter residents should be considered in the planning stage and the 9,900 residents should not be abandoned by the Government. The development scale of the Three Gorges Project in mainland China was much greater than that of the current NDAs. However, the residents there could be rehoused properly by the Government. As a result, the Government should bear the responsibility to rehouse the residents of FLN properly. A harmonious society cannot be achieved if the housing needs of all residents cannot be satisfied. It was suggested to establish an institution similar to the Urban Renewal Authority to take charge of the development of

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the NDAs, including compensation, rehousing, development and construction. There should be reasonable rehousing and compensation provided to the affected bodies.
Three key issues raised by the residents should be resolved properly: 1) problems arising from private land acquisition; 2) Government should rehouse the affected residents properly; and 3) environmental problems should be considered in the planning process. Before these issues could be resolved properly, any development should be on hold.
In previous Government resumption exercises, it was possible for the affected residents to rehouse according to their preference, and such arrangement is much better. However, there is no choice in private land acquisition. They worried that they would be allocated to other districts and there would be difficulties in adapting to the new living environment.
Some of the residents supported the development of the NDAs. However, they requested the Government to announce the exact boundary of the development areas in order to avoid unnecessary rumors and speculation.
If villagers were affected for the sake of the long-term development of Hong Kong, it would be Government's responsibility to provide rehousing for them. To summarise the appeals of the villagers, all questions could be resolved by establishing a special organization to handle compensation and rehousing issues.
Government should seriously take into account and respond residents' comments, and be impartial to the interests of large private developers.
The traffic congestion problem near Hong Lok Yuen might be worsened by the development of FLN NDA. Residents would not be benefited from the NDAs development as they would not be rehoused in the same area. To query why the Government allowed private developers to change the land use of the wetland area into car parks by land filling. These uses had created pollution problems and the pollution problems had forced the residents to leave. It was Government's responsibility to stop such destruction to the environment. Government should not use "it is a market transaction" as an excuse to shed their responsibility towards affected residents. Government should reserve land in the area to resite affected residents or allow those with licenses to rebuild their houses.
Agreed that the principle of "people-oriented communities" is very important. Government should consider rehousing the affected residents within the same district. There should be some positive uses like hotel, light industries and tertiary education institutions in the NDAs to revitalize the area. For the squatter issue, Government needed to provide better rehousing to squatters and to exempt them from CMT since the test was out-dated and the whole issue could be solved in a more flexible manner.
Government should rehouse and compensate affected residents properly and provide agricultural land in-situ or elsewhere for the residents to continue their living style. It was hoped that Government and developers could discuss with the residents as soon as possible in order to ease residents' worries and to build consensus.
It is believed that the residents actually hope the Government to develop the area. They only requested reasonable rehousing and compensation. It was suggested to follow the previous example of moving the whole Ma Liu Shui Village to Queen's Hill.
Residents welcomed the three-in-one development plan. Government should provide proper local rehousing and compensation to existing residents, regardless of their status before development.
Residents worried whether they could rebuilt houses on their land after the development of NDAs. If a local resident did not prefer to live in a high-rise building, they should be given a choice in whether or not to sell private land for development.
It was requested that relevant Government departments should instantly handle the nuisance issues related to land acquisition and explain the NDAs developments to residents to release their doubts.

Summary of Comments from Advisory Council on the Environment

A briefing to the Advisory Council on the Environment was given on 9 January 2009. Comments from the Committee Members are summarized below:

Major Comments
A Member enquired about on the long time frame required for the development which would take about ten years starting from the study in 2008 to the planned population intake in 2019.
Supported the focus of “people-oriented communities”. Planning of community development usually consisted of a package of housing, commercial and community facilities. As revealed in the experience of developing new towns, such as Tung Chung and Tseung Kwan O, the provision of community facilities often lagged behind population intake. The development of the NDAs should avoid such problems.
Supported the key planning principles. In order to develop “people-oriented communities”, the provision of job opportunities should be given emphasis in view of the experience of insufficient job opportunities of some new towns such as Tin Shui Wai. A broader approach should be adopted and opportunities for more economic activities, such as manufacturing and production activities, should be explored.
The experience in developing new towns showed that the degree of self-sufficiency generally reflected the degree of successful planning. Thus, it was important to provide adequate facilities and job opportunities to enhance the economic viability of the NDAs.
The planning of economic activities for the provision of job opportunities was very important for new towns. The public consultation should include seeking views of the local population about the kinds of jobs they would expect.
While the study focused on the three NDAs, the Lok Ma Chau Loop which was in close proximity should also be considered in the study in a comprehensive approach.
The Frontier Closed Area was also in the vicinity and the cumulative impacts of the development on these areas should be considered in a holistic manner.
Supported seeking views of the public on the development of the areas in a holistic planning approach. Rather than focusing only on the development of NDAs, the Lok Ma Chau Loop, Frontier Closed Area, Sheung Shui and Fanling should be included. For example, the abundant heritage resources in Sheung Shui and Fanling old towns should be considered in a package for the development of a heritage trail.
A holistic approach should be adopted in developing the three NDAs, in particular the preservation of heritage and rural characteristics, as the adjacent areas were interrelated in terms of historical and economic development. An enquiry was made on the proportion of residential, commercial and natural areas under the current land use context and major changes in the future development.
The principle of “sustainable living environment” should be upheld. However, there would be complications to achieve the preservation of sites of high ecological value within the NDAs, in particular the Long Valley wetland in KTN NDA. Given the vested interests of private owners and local villagers, there would be great pressure for development and destruction of the wetland for economic gains. Thus, the implementation mechanism, such as by means of land resumption or public-private partnership scheme, would play an important role to preserve the ecologically sensitive areas.
Enquired about the composition of ownership of the private lands in the NDAs, which occupied about 57% of the total area, and possible impacts in case there was difficulty in the land resumption.
Enquired about development guidelines on the proportion of built-up and conservation areas and suggested that consideration should be given to growing some high value organic or safe food in the

Major Comments
agricultural land near Ping Che North.
Suggested seeking views of the local population about the local rural characteristics and how they would like the rural area to be developed as the NDAs should have their unique characteristics.
Hong Kong was short of areas with unique local characteristics. The quality of a community would count on the uniqueness and visual features representative of the local community. This uniqueness should be carefully planned in a holistic manner by drawing on local tradition and aspirations rather than preservation of segregated features in a fragmented approach.
Asked how the problem of open storages currently existing in PC/TKL could be addressed in the context of the EIA study.
A holistic view should be taken on the scattered open storages in the area in order to encourage relocation of the open storages to a clustered area.
It was noted that a large piece of agricultural land in the New Territories was converted to open storage or industrial facilities. Assessment should be made on the need to reinstate the original land use or granting proper change in land use.
Note the vision of developing green cities and the use of clean and renewable energy. However, they were concerned about the design of renewable energy installations and coverage of carbon auditing measurements under the low carbon economy concept.
Suggested that a larger coverage area, including Ho Sheung Heung, Long Valley, Sheung Shui and FLN, should be included for the development of larger scale renewable energy facilities.
There was an increasing trend of developing green cities in other parts of the world. Members were glad to note that the concept of green city would be adopted in the NDAs. However, there were concern with regard to the means to assess the level of success of a green city and how to benchmark the green city. Possible yardsticks could include the level of carbon emission and presence of local landmarks as unique local features.
It was observed that the plan for the NDAs did not only target at achieving an acceptable level of environmental standards but aiming at a higher level. There were concerns on whether the current legislative framework would allow the enforcement of a higher level of environmental standards, having regard to the fact that the development would probably involve both private and public sectors.
In issuing the EIA Study Brief for this designated project, the EPD had specifically included a requirement for the creation of a low carbon environment for the NDAs. It was important to build in this element in the early planning stage of infrastructural design, such as district cooling systems and road works. If the environment friendly designs are to be implemented through infrastructural projects, they would probably be public work projects undertaken by Government.
The NENT was a very unique area with rich ecological and cultural heritage resources and the planning of the three NDAs should be conducted in an integrated, strategic and holistic framework for the whole area, including the Frontier Closed Area and Lok Ma Chau Loop and areas in the vicinity.
It was of paramount importance that the ecological integrity of the area should be enhanced and cultural heritage should be revitalized in a holistic rather than fragmented manner and these resources should be linked with the people-oriented communities to achieve a quality living environment.
Supported the development of people-oriented communities. It was important to provide sufficient infrastructural facilities, including job opportunities and community facilities, timely to minimize the need to rely on transportation outside the NDAs.

Major Comments
Innovative means for the implementation mechanism should be explored in view of the large area of private land involved, including public-private partnership schemes and land resumption for nature conservation purpose. A rehabilitation programme should be drawn up for the open storage sites and disused industrial facilities.

Report on Community Workshop

The Community Workshop was held at the Luen Wo Hui Community Hall at 2:00 pm on 12 December 2008. About 200 people (including local residents, North District Council Members, relevant District Rural Committee Members, as well as representative from relevant organizations and parties) attended the Community Workshop.

A. List of Participants

A List of Participant is attached at Annex I.

B. Programme of the Community Workshop

Section I: Introduction (2:00 - 2:30)	
1.	Welcome message and briefing of the Community Workshop programme
2.	Introduction to the background and existing context of the NENT NDAs (video and PowerPoint presentation)
Section II: Focus Groups Discussion (2:30 – 3:45)	
3.	Discussion on the 4 Focus Topics
1 :	Strategic Roles of NDAs
2 :	People-Oriented Communities
3 :	Sustainable Living Environment
4 :	Implementation Mechanism
Section III: Conclusion (3:45 – 5:00)	
4.	Focus Group Presentations
5.	Conclusion

C. Introduction to the background and existing context of the NENT NDAs

Mr. Joe Ma of Ove Arup & Partners Hong Kong Ltd introduced the background and existing context of the NENT NDA Study with the aid of a video and PowerPoint slides. Mr. Ma explained the purpose of the NDA development, study process, planning principles and briefly presented the four Focus Topics, i.e. Strategic Roles of NDAs, People-Oriented Communities, Sustainable Living Environment and Implementation Mechanism, to facilitate participant's understanding of the study and relevant issues before giving their views.

D. Discussion on the Four Focus Topics

Participants were divided into 7 groups to discuss the four Focus Topics. Views raised by the participants during the Focus Group discussions are attached in Annex II. Representatives were chosen from each group to present their views after discussion and the gist of their presentations are listed as below:-

Group 1A	Strategic Roles of NDAs
<p>NDAs should be able to foster the local economy, provide diversified employment opportunities and construct well-supported communities. The NDAs could provide uses such as hospitals, community halls, tertiary education institutions, exhibition venues, green tourism, cultural heritage tourism and high-class hotels. The three NDAs should be developed simultaneously and should coordinate with the development of the Lok Ma Chau Loop Area. For the development theme of each NDA, medium- to high-class residential developments could be developed in KTN, making use of its good accessibility. Recreational facilities and a large community hall should also be provided, with exhibition venues and hotels developed near Ma Tso Lung. In-situ rehousing arrangement should be provided if any village was cleared for development. If the Government intended to utilize private lands for conservation, it should resume the land and provide adequate compensation. Medium- to high-class residential development could be developed in FLN. Heritage features in the surrounding villages should be preserved. Sufficient land should be reserved for the expansion of village boundaries. For PC/TKL, light industries, logistic uses and even education, tourism and low density residential uses could be developed. The planning of the NDAs should also consider the opening up of the whole Frontier Closed Area after 2047.</p>	

Group 1B	Strategic Roles of NDAs
<p>NDAs could continue to develop their unique characteristics to achieve sustainable development. High density development was not necessary. Residential uses should be low density and low rise as the elderly in the area may not be able to adapt to living in high-rise buildings. It was hoped that residents affected would be rehoused within the same district to retain social ties and vibrancy. Tin Shui Wai style of development was not suitable for the NDAs. For commercial uses, it was not necessary to focus on developing high value-added industries, and it was suggested to utilize the existing natural resources for the development of agricultural support centers and conservation centers. For recreational uses, it was not necessary to propose large-scale construction to develop theme parks or golf courses, to avoid destruction to the environment. Leisure facilities, such as the Hong Kong Baptist Assembly, could be considered for the enjoyment by residents. For the road networks, a railway linking Fanling to Sha Tau Kok could be considered. Road alignments should be compatible to the proposed development and should not bisect the NDAs recklessly. There should also be sufficient supporting facilities in the NDAs, e.g. schools. The proposed development should also coordinate with the development of Shenzhen.</p>	

Group 2A	People-Oriented Communities
<p>To achieve People-Oriented Communities, it should be understood that the intrinsic need of human being is not only housing but a home. Hence, the impacts of future development on existing social networks should not be neglected. Also, employment opportunities, education, and medical facilities should be thoroughly considered during planning. Interests of existing residents should be addressed and should not be sacrificed, and in-situ rehousing arrangements should be provided. Rehousing arrangements and supporting facilities should be provided before the commencement of construction. Private developers had already started land assembly in KTN and FLN, and they should be obligated to provide public facilities and job opportunities to the public. Although no plan had been formulated for the NDAs at this stage, a broad framework could be observed already. For example, PC/TKL NDA was intended to accommodate open storage uses, which had already raised concerns among landowners. It was hoped that Government departments could listen public views sincerely.</p>	

Group 2B	People-Oriented Communities
<p>The development of NDAs should mainly be low density. Since the greenery ratio of the existing NDAs is high, more greenery should be provided in the future and green belt should be designated during the planning stage. The Government could make reference to the private market since it could reflect the real situation. There was a concern on whether the new NDAs would give pressure on existing facilities and infrastructures, particularly transport facilities. As the NDAs are located near the boundary and it was expected that most of the future residents will commute to the urban area to work, due consideration should be given to the arrangement of cross-boundary and inter-district transportation. On the urban design perspective, apart from greening enhancement, riverside promenades and cross-districts cycling tracks could be provided. On the employment aspect, although the existing open storage uses in PC/TKL were unattractive, it should be understood that there was demand for such uses and careful planning was needed. As there was a trend of decreasing demand for open storage uses, the land freed from these uses should be developed to provide employment opportunities and to increase land value.</p>	

Group 3	Sustainable Living Environment
<p>This group was particularly concerned on the Long Valley issue. The current practice of resting conservation responsibility on landowners was inadequate. The Government should provide more assistance, or even resume land in Long Valley for conservation purposes. The group criticized that Government had only put half-hearted support there and more effort should be made. Apart from the Long Valley habitats, the ecosystem of the Ng Tung River and Sheung Yue River should also be taken into account, since these two rivers also run through KTN and FLN NDAs. On heritage conservation, apart from historical buildings, the traditional rural culture should also be protected. It was suggested to link up the traditional buildings, Long Valley wetlands and the rivers into a green corridor, stimulating the local economy. Facilities like a museum can also be provided. On environmental design, new architectural methods could be employed and more green spaces could be provided to better integrate human and nature. Pollution should be minimized through promoting cycling, applying solar cells for street lamps and utilizing natural breezeways to reduce energy consumption.</p>	

Group 4A	Implementation Mechanism
<p>Rights of existing villagers must be considered during the implementation process. It was unlikely for ordinary villagers to be capable of developing their land in partnership with private developers. Hence, the Government should establish mechanisms to protect the interests of villagers. Lessons should be learnt from the Tin Shui Wai's experience, to provide sufficient social facilities and job opportunities to the future residents, in order not to overstrain public finance. Many existing villagers had lived a long, industrious and thrifty life to save some money but the Authority had imposed CMT on them for their rehousing arrangement. In this way, they might not be qualified for rehousing. It was hoped that society would pay more attention to the rights of existing residents, to push forward an implementation system that followed the principles of fair, equitable, open and just, and at the same time considered the future living of existing residents. This was vital to sustainable development. Consideration should also be given to relocation of rural industries.</p>	

Group 4B	Implementation Mechanism
<p>This group stressed its concern on the implementation of people-oriented communities and the demand for using "people-oriented" approach to achieve people-oriented communities. The needs of existing residents in the area should not be neglected. Rehousing arrangement and the existing economic activities should be properly arranged. A participatory planning approach should be adopted for the NDAs, i.e. development in phases and develop land owned by the Government first, then develop land hold by private landowners after thorough discussions with</p>	

Village Representatives and landowners. This planning approach could pay more attention to the interests of different stakeholders and the development could be based on the existing context. This approach could also avoid facilities shortage as experienced by Tin Shui Wai and was a more preferable mode of development. It was demanded that existing residents be rehoused within the same district. Since affected residents were unwillingly displaced by the development proposed by the Government, they should be exempted from CMT for rehousing arrangement.

E. Comments from the Expert Panel Members

Upon invitation, some of the Expert Panel Members attended the Community Workshop and provided valuable comments. The gists of their speeches are listed below:

Professor William Lam

Professor Lam suggested that the NDA developments could follow 3 “C”. The first “C” was to face the “Change” of the era. Planning should be far-sighted to take into account the needs of the next generation, particularly the situation after 2047. This was particularly important, as the NDAs were located near Shenzhen, and hence long term changes should be considered. The second “C” was “Challenge”. The NDAs should be capable of facing future great challenges and integration with the Mainland. Hence, the planning of NDAs should not be restricted to their individual boundaries, and should coordinate with the short and long term roles of the Pearl River Delta area. Planning should be people-oriented and be considerate to others and should aimed to reach consensus. The third “C” was “Creativity”. Members of the public should be capable of raising creative and practical ideas, which were acceptable by different parties in society.

Mr. K.S. Wong

Mr. Wong mentioned that the trends of applying principles of energy-saving, low carbon, low emission and high-level greening could be observed from new development areas around the world. This trend also respected the existing context, for example, protecting the rights of indigenous residents, preservation of existing villages and communities, and ensuring employments of local residents, to achieve a good integration of new and old elements. Mr. Wong commented that apart from serving different functions, the NDAs could be developed as communities that Hong Kong people would be proud of and showcased to the world.

Mr. Tony Chan

Mr. Chan noted that the future development of Hong Kong would be highly related to the development of the Pearl River Delta and even the whole China. Nowadays, if a single city develops solely by itself, its competitiveness would diminish in the long run. A population of about 20 million is required for an economic system to maintain its competitiveness. Hence long-term competitiveness could only be ensured if Guangzhou, Shenzhen and Hong Kong integrated their developments. As such, the development of the NDAs should integrate with the Pearl River Delta region. Mr. Chan also commented that it would be beneficial to introduce private sector participation in the implementation of the NDAs. However, private developers might only eye on their own interests. This would result in an uncoordinated land purchasing process if there was a lack of monitoring. Hence, it was important to formulate an implementation mechanism that could simultaneously ease the concern of landowners, maintain the motivation of the private sector and at the same time ensure adequate monitoring. Mr. Chan suggested establishing a new organization for the implementation of the NDAs. This organization could have a similar function as the Urban Renewal Authority, inviting people from different strata of the society to participate in the monitoring process. This could also give members of the public a chance to participate and reduce their distrust of private developers.

Mr. Steve Yiu

Mr. Yiu pointed out that the objective of developing sustainable communities had already been widely accepted by residents. The focus of discussion should therefore be on the implementation mechanism. He pointed out that “emission reduction” i.e. reduction of CO₂ emission would be critical to sustainable development and affecting the direction of the NDA developments. Environmentally friendly transport modes should be the main modes of transport, such as linking the NDAs with railway, complemented by walking and cycling to reduce emission from vehicular

traffic. Mr. Yiu also commented that new environmentally friendly design concepts could be employed in the building layout, e.g. reducing the use of electricity, utilizing sun-light and improving ventilation. In addition, more greening should be provided to achieve better CO₂ absorption and oxygen emission. Mr. Yiu stressed that reduction of carbon emission should be the focus of the NDA planning in order to achieve sustainable development.

Dr. Billy Hau

Dr. Hau was of the view that the ecological importance of Long Valley was well established among members of the public and there was a consensus that Long Valley should be protected. However, the bottom line was that conservation should be achieved without depriving private landowners, right. He commented that the NDAs could provide an opportunity for the conservation of Long Valley by making it as part of the NDAs development. The Government could turn Long Valley into a conservation area by resuming land from the local landowners. It would be undesirable if the Government solely use planning as a means to freeze the development rights of certain areas. Dr. Hau stressed that effective conservation of Long Valley would be vital to the pleasant living environment in the future KTN NDA. Dr. Hau pointed out that direct management was the core to the maintenance of the ecology in Long Valley. He suggested dividing Long Valley into areas of different conservation levels, where education and recreational uses can be developed outside core areas. Furthermore, Dr Hau pointed out that it was also important to improve the living environment in the vicinity of NDAs' boundaries.

F. Conclusion by Planning Department

A concluding remark was given by Mr. Raymond Wong, Assistant Director of the Planning Department. Mr. Wong thanked the attendance of the 200 participants and commented that the discussion was very meaningful and useful to the study. Mr. Wong emphasized that the study was still at the beginning stage, hence many issues were still only conceptual ideas rather than final decisions. Members of the public could continue to raise their opinions after the Community Workshop, and they were welcomed to raise issues on aspects beyond the suggested topics. Mr. Wong responded to some requests for direct consultation at village level and pointed out that the Departments would consult as many stakeholders as long as resources would be available. At the end, Mr. Wong commented that although the objective of the present public engagement was to achieve consensus, he understood that it was not an easy task. He hoped to seek a balance and serve this as the basis for planning of the NDAs.

Annex I List of Participants of Community Workshop**Group 1A Strategic Roles of NDAs**

	Name	Organisation (if applicable)
1	CHAN Po Sum	HKIE
2	HAU Chi Keung(侯志強)	Sheung Shui District Rural Committee
3	HAU Shing Jo (侯成祖)	
4	KAN Yat Fung (簡逸峰)	Tsung Pak Long, Sheung Shui
5	KONG Bill	Tourism Commission
6	LAM Hing Wing	North District Office
7	LIU Chun Kui (廖駿駒)	Sheung Shui District Rural Committee
8	NG Kam Ping (伍錦屏)	Villager of Sing Ping Village
9	HAU Chi Keung(侯志強)	Sheung Shui District Rural Committee
10	WONG Siu Ming	HKPF/RMO/TNTN
11	YUEN Albert	MTRC
12	NG Sandy	PlanD
13	TANG Y F	
14	CHU Siu Nei	
15	LEUNG Vicki	
16	LAI Choi Ngor (賴賽娥)	
17	LAW Chau Heung (羅秋香)	
18	LAM Chue Keung (林柱強)	
19	CHENG Siu Yee(鄭少儀)	
20	LAM Tim Fuk (林添福)	
21	CHOI King Ming (蔡敬明)	
22	LAM Shue Yeung (林樹楊)	
23	FUNG Chau Chuen(馮就全)	
24	FUNG Wai Fat (馮偉發)	
25	WONG Yi Tak (黃義德)	
26	CHAN Sin Sam (陳善森)	
27	LIU Tsui Kui (廖駿駒)	
28	LAM William	

Group 1B Strategic Roles of NDAs

	Name	Organisation (if applicable)
1	CHANG On Hong	CLP
2	CHEUNG Wai On	
3	FUNG Man Hin (馮文顯)	Villager of Sing Ping Village
4	HAU Chan Yue Sam (侯陳雨心)	
5	HUI Lai Ching (許麗貞)	Hong Kong Lutheran Social Service LC-HK Shek Wu Lutheran Community Development Project
6	KAN Sap Yan(簡拾仁)	Tsung Pak Long, Sheung Shui

7	LAI Chi Kin	
8	LAU Alan	Fanling New Town Resident
9	LEE Wai Keung	The HK & China Gas Co Ltds
10	SHIU Yuen Ling	Chinese YMCA of Hong Kong
11	WAN Ka Ho	
12	WONG Pui Kan (黃沛根)	ELCHK Communion Lutheran Church
13	YIP Leo	Emperor Group
14	YIU Shirley	MTRC
15	KUN April	PlanD
16	CHAN Lania	
17	LAM Tin Ping (林天平)	
18	LAM Song Kai (林燦桂)	
19	LAM Shing Fat (林勝發)	
20	NG Yun Kan (吳潤勤)	

Group 2A People-Oriented Communities

	Name	Organisation (if applicable)
1	CHENG Yuk Fong (鄭玉芳)	Ma Shi Po Environmental Concern Group
2	CHEUNG Lai Kuen (張麗娟)	Tin Ping Shan Tsuen Resident Group
3	CHAU Yuk Ying (周玉英)	ELCHK Choi Yuen Christian Children & Youth Service Centre
4	LARM Wai Leung	North District Council
5	LEUNG Sze Long (梁思朗)	Hong Kong Lutheran Social Service LC-HK Shek Wu Lutheran Community Development Project
6	CHEK Sui Fa (翟瑞花)	Shek Wu San Tsuen Resident Group
7	WONG Chung Huen, Tracy	
8	WONG Joy	
9	WONG Koon Kau	
10	WONG Man Kin, Dennis	
11	FONG Joan	RTHK Television Division
12	YAU Sau Yee	
13	LO Yvonne	
14	LAM CHEE KEE	
15	LAM TO HING	
16	KAU Ka Man	
17	TANG Ping Nam	Resident of Kwu Tung
18	YEUNG Kam Hung (楊錦洪)	Resident of Kwu Tung

Group 2A People-Oriented Communities

	Name	Organisation (if applicable)
1	CHAN C K	HKIS
2	LAM Lesley	HKIS
3	LO Ching	Chinese YMCA of Hong Kong
4	LEE Kerry	

5	CHEUNG Janet	PlanD
6	HUNG Patrick	CEDD
7	MAN Irene	Plan D
8	WONG Erica	Plan D
9	CHU Kit Wan	
10	LO John	
11	DENG Ren Ming	SSDRC
12	NG Stella	Plan D
13	NG T W	HKIP Member
14	YIP Polly	Plan D
15	ALLAN Hay	HLYIS
16	SAN Wai Choi(辛偉才)	Woodland Crest Owners' Corporation
17	BLACK Philip	
18	YU Wai Chi	
19	HO Hin Ming	ELCHK

Group 3 Sustainable Living Environment

	Name	Organisation (if applicable)
1	AU YEUNG Wan Man	
2	CHAN Po Ying(陳寶瑩)	Office of Councilor Mr. Leung Kwok Hung
3	CHOI Veronica	
4	CHAU Siu Chan(周少珍)	Shek Wu San Tsuen Resident Group
5	FUNG Benny	
6	HAU Kam Lam (侯金林)	North District Council
7	HAU Yuet Wuen(侯悅煥)	Village President of Kam Tsin Village
8	HAU Yiu Chung (侯耀忠)	Village PresidentKam Tsin Village
9	HO Wing Fong 何永芳	ELCHK Communion Lutheran Church
10	LAU Yuen Yee	Produce Green Foundation
11	LEE Terence SW	The HK & China Gas Co Ltds
12	LO Sing Wun	
13	LO Wai Yan	
14	MAK C M	PolyU
15	NG Wing Shan 吳穎珊	Hong Kong Lutheran Social Service LC-HK Shek Wu Lutheran Community Development Project
16	TAM Chi Kit	
17	TSIA Man, Juliana	
18	WONG Kam Sing	Ronald Lu & Partners (Hong Kong) Limited
19	WU Maggie	
20	YUSUF Karamdin	HK Cycling Alliance
21	TAI P Y	
22	LAW Sai Yan	North District Council
23	STEVE Yiu	Expert Panel Member

24	LIU Jason	
25	LEE Siu Fung (李肇峰)	World Wide Fund For Nature
26	KILBURN Mike	HKBWS
27	CHENG Eureka	HKIP
28	YUEN Eric	
29	NGAN Hok Chim	Ling Shan Village
30	HAU CHI Hang	HKU
31	LOK Yuk Lin	
32	WU Ming Kei	Kowloon Motor Bus Co Ltd

Group 4A Implementation Mechanism

	Name	Organisation (if applicable)
1	AU Lau Kan (區流根)	Ma Shi Po Environmental Concern Group
2	CHEUNG Yuk Shue (張玉書)	Hong Kong-Shenzhen Border Development Concern Group
3	CHU Ho Yin (朱浩賢)	
4	HO Man In	
5	KUNG Vincent	AECOM
6	LIU Yun Sun (廖潤生)	Tin Ping Shan Tsuen Resident Group
7	LIU Hing Hung (廖興洪)	Sheung Shui Rural Committee (representative of Sheung Shui villages)
8	POON K L	Hong Kong Housing Authority
9	SIU Lok Chuen (蕭樂泉)	Ma Shi Po Environmental Concern Group
10	SIU Grace	
11	TANG Mo Kwong(鄧武光)	Concern Group of Ling Shan area
12	TANG Kun Nin	North District Council
13	WU Wai Hung(胡偉雄)	Hong Kong Lutheran Social Service LC-HK Shek Wu Lutheran Community Development Project
14	WU Winnie	
15	YAU Fuk Yung(邱福勇)	Tin Ping Shan Tsuen Resident Group
16	YUEN Ho Yin	Chewy Int'l Food Ltd
17	TAM Lai Bun	Resident of Kwu Tung
18	CHEUNG Ka Lai(張嘉麗)	Resident of Kwu Tung
19	HUNG Chun Hwa(洪進華)	Resident of Kwu Tung
20	NAM Siu Fu (藍少虎)	Resident of Kwu Tung
21	HON Pui Chu (韓佩珠)	NDO
22	YEUNG Hok Cheung	Resident of Kwu Tung
23	YIU Wing Loi (姚榮來)	Resident of Kwu Tung
24	CHUNG Wai Kwong (鍾偉光)	Resident of Kwu Tung
25	LI Siu Hwa (李肇華)	Resident of Kwu Tung
26	CHEUNG Lau Sheung (張柳常)	Resident of Kwu Tung
27	PANG Fung Kin(彭鳳堅)	Land owners in Section M, Ma Tso Lung, Sheung Shui (木廠區業主)

28	TSANG Mei (曾美)	Land owners in Section M, Ma Tso Lung, Sheung Shui(木廠區業主)
29	CHAN Ming (陳明)	Land owners in Section M, Ma Tso Lung, Sheung Shui(木廠區業主)
30	CHAN Kim	
31	TANG Ping Nam	
32	LUM Canna	
33	LEE Raymond	PlanD
34	LO Joseph	CEDD
35	LAM Kam Kwai (林金貴)	
36	LEUNG Wai Sam (梁惠心)	Tin Ping Shan Tsuen
37	SHIH Kwan Hung(施鈞洪)	Woodland Crest
38	KWONG Sui Ha (鄭瑞霞)	Phoenix Garden
39	LEE Lam San (李霖生)	
40	CHAN Yiu Tong (陳耀棠)	Land owners in Section M, Ma Tso Lung, Sheung Shui(木廠區業主)
41	WU Edith	

Group 4B Implementation Mechanism

	Name	Organisation (if applicable)
1	AU Hei An (區晞晏)	Ma Shi Po Environmental Concern Group
2	CHAN Chi Kin(陳子健)	Hong Kong Lutheran Social Service LC-HK Shek Wu Lutheran Community Development Project
3	CHAU Garick	Chewy Int'l Food Ltd
4	LAI Shin Kwan	
5	LAW Sui Sam(羅瑞心)	Ma Shi Po Environmental Concern Group
6	LEUNG Kin Wing(梁建榮)	
7	SO Joan	MTRC
8	TAM Shiu Keung	Architectural Services Department
9	TANG Hing Ming (鄧慶明)	ELCHK Communion Lutheran Church
10	TANG Anny	
11	WAI Lee Kwan (韋利群)	Tin Ping Shan Tsuen Resident Group
12	WONG Shing Heung (黃承香)	ELCHK Communion Lutheran Church
13	WONG Joseph	HKIS
14	WONG Ka Shing	North District Office
15	YIP Eddie	Emperor Group
16	CHIANG Sau King (蔣秀瓊)	Lutheran Church
17	HAU Wing Cheung (侯永祥)	Resident of Kwu Tung
18	TSANG Yuen Hung (曾元鴻)	Resident of Kwu Tung
19	LAU Kwok King (劉國經)	Landowner of Kwu Tung
20	LAW M T	
21	CHAO Terry	Resident on Hong Kong Island
22	LEUNG Tsun Yin (梁俊彥)	
23	SK CHU	Landowner of Kwu Tung
24	HUNG Fung (孔鳳)	Resident of Shek Wu San Tsuen

25	Mr. MAK	
26	PANG Kwok Lai	Shung Him Tong Tsuen
27	CHIU Kenneth	
28	LEUNG S K	

#As there were many participants in the Community Workshop, please accept our apology should the name of any participant is not recorded in the above list.

Annex II Comments from Focus Groups

Group 1A Strategic Roles of NDAs

What are the roles of the NDAs?
Was there any consideration of how Hong Kong and Shenzhen could be integrated after the Frontier Closed Area was abandoned after 2047? Did Shenzhen have any expectations for Hong Kong's development? What did Shenzhen have now and what facilities did they need? How could we cater for their needs? In the short term, we could provide Shenzhen with high quality services and products, but in the long run we had to consider how to integrate into their development. We should plan with a long-term perspective and have more communication with Shenzhen to understand their short to long term needs.
Future development should integrate with Guangdong province, particularly Shenzhen.
The development of the NDAs should focus on economic and job opportunities, making use of their geographical advantages to create quality towns for the future, to attract investors and provide job opportunities to locals and other residents to achieve sustainable development. There should be high quality education institutes, tertiary education centres, good community facilities – at least a hospital, an effective transport network, high-quality residential dwellings and high-tech developments.
There were many cultural heritage items and green resources identified in the three NDAs . This Study should explore their tourism potential, and ways to effectively link them into new tourism spots, with appropriate infrastructure provisions.
It would be a good idea if the planning of the NDAs to be integrated with the planning of the Lok Ma Chau Loop and the Frontier Closed Area.
More recreational facilities could be provided in the North District, e.g. holiday facilities and grassed football pitches for young people, to encourage sports and health at the local level. At the same time, establishment of golf courses by private developers or the Jockey Club could be encouraged, to make use of the vast space in the North District. Low density residential developments could be placed next to the golf course and these could help to foster economic and job opportunities.
How can the NDAs satisfy territorial and local needs?
The boundary between city and village would be permanently fixed after the development of the NDAs. Hence, village boundaries should be reasonably expanded since it would be the last chance for expansion. It was hoped that the Planning Department would respect the needs of indigenous villagers to reserve land for Small House development in the next twenty years.
There ought to be a large-scale community hall in the North District, which could be provided at a central location such as the area near the Lo Wu Train Station. It should have a venue that could accommodate 1,000 people, with ball courts, swimming pools, golf driving range and venue for concerts. The community hall would be able to host a wide range of recreational functions and forums.
New high-rise developments were now rare in the old towns of Sheung Shui and Fanling due to complicated land ownership and groundwork problems. As such, high quality residential uses could be provided at the periphery of the KTN NDA and at other locations.
The Government should put great effort to protect heritage features in the surrounding villages, regardless of their grading. If the Government did not put forward efforts and if the villagers were ignorant to conservation, these valuable heritage features might be spoiled.
Development themes of each NDA?
The development themes of each NDAs could be determined by their unique geographic characteristics, population distribution and transport infrastructures.

The distinction between city and village should be retained to preserve the rural character of the villages. Investment should be put to improve the condition of rural villages so that both the urban areas and rural villages could attract tourists.
<u>KTN New Development Area</u>
High-class residential developments should be provided around Kwu Tung Station. Since there was a growing aspiration for quality living environment, good-quality housing was necessary for the general public. Hence, medium- to high-class residential developments should be provided for the NDA but not “low cost housing”.
Commercial facilities should be provided around the three railway stations where pedestrian flow was expected to be the highest. It was also a good location for education institutes, hotels and high-end hospitals.
Ma Tso Lung and Liu Pok had geographical advantages of being close to the three railway stations. It would be a waste if they were only used for bird-watching. High-tech hospitals, high-quality education institutes, hotels and exhibition centres were suggested to be developed on the plain areas.
KTN NDA, Lo Wu and Lok Ma Chau form a triangular area of high accessibility. KTN NDA should be developed to a quality residential area. Exhibition centres should be developed near the boundary, for the convenience of people from Mainland China.
<u>FLN New Development Area</u>
FLN was conveniently connected by railway and highways and was suitable for medium- to high-end residential development.
<u>PC/TKL New Development Area</u>
Diversified development should be adopted in Ta Kwu Ling. It should be residential-oriented, together with uses that could promote commerce and trade, such as factories and logistics uses, to become a small self-contained community. Proposed uses include: <ul style="list-style-type: none"> - High-quality low density residential dwellings; - Public housing; - High value-added industries; - Commodity exhibition; - Storage and logistic; - Tourism
A large population was vital to support the development of Sheung Shui/ Fanling New Town. Hence, more population was needed in the Ta Kwu Ling area.
Since there were a lot of industrial uses and a landfill site in the Ta Kwu Ling area, it was not suitable for residential development but was suitable for industrial development. Ta Kwu Ling was in proximity to the future LT/HYW BCP, with vibrant transport and logistics development. Hence it was suggested that Government should resume lands for more open storage uses.
There should be a high-class education institution in Ta Kwu Ling and it could be located at Tin Kwong Po.
More education and medical facilities should be provided in the area so that residents did not need to travel a long distance to go to school or for medical consultation.
Ta Kwu Ling could be developed as a centre for logistics, factories and light industries, etc. KTN NDA should be reserved for a high-quality urban living environment.
Logistics, transport and open storage uses should be consolidated in Ta Kwu Ling since it had already been separated from other areas by rivers and railways.

Others
There was worry that the NDAs would repeat the case of Tin Shui Wai which emphasized only on population accommodation but did not take sustainable development into account. It was hoped that the NDAs would be implemented as soon as possible.
The Government should listen more to villagers but at the same time not delay the implementation programme. In addition, there was query whether the NDAs could be implemented ultimately due to constraints such as fragmented land ownership and the need for land formation. Since land ownership was highly fragmented, it was necessary for the Government to assemble the land in order to implement the development.
It was not necessary to retain the wetlands and birds-watching areas. Rather, Government should resume these areas for housing development. If the land was decided to be used for conservation purpose, Government should resume all the land and provide adequate compensation.
Government should re-house the residents of Kwu Tung village in the same area and ensure that rehousing was available before clearing their villages. Compensation should be properly arranged if Government needed to develop private lands, but not follow the bad precedent of Long Valley. Developments of any type had been prohibited in Long Valley, which turned the lands into waste lands. Later, when private developers wanted to resume these lands, the villagers had no choice but were forced to sell the land at a very low price. The developers could then apply for land exchange to build high-rise buildings. In this way, the rights of the landowners were deprived and landowners were being seemingly fooled by the Government.
Illegal occupation of private land was a problem in Ta Kwu Ling which needed to be resolved by the Government.
There were many underutilized land in DD84 and DD87, Ta Kwu Ling.
The so-called wetland was formerly farmland. Since there were problems of water shortage and recession of farming, the landowners then leased the land to others or let it idle. These sites had become breeding grounds for insects which eventually attract birds. In this regard, the so-called wetlands were only farmlands.

Group 1B Strategic Roles of NDAs

What are the roles of the NDAs?
It was believed that there would be further integration of Hong Kong and the Mainland. Thus, the planning of the NDAs should give more consideration to development of the Mainland. It was recommended to develop the NDAs into high-class and low-density residential areas, complemented by high value-added sectors such as education and information technologies, to provide job opportunities.
The proposed development should make use of the existing advantages and focus on supporting facilities.
Innovative developments such as an Academy of Environmental Protection and University of Agricultural Technology could be established to draw into new agricultural technologies, utilizing local natural resources and at the same time to tie in the agricultural rehabilitation policy of the AFCD.
The pleasant environment of the North District was suitable for conservation and ecological studies and research.
How can the NDAs satisfy territorial and local needs?
Planning should provide a living environment suitable for the aged residents of squatter areas in Sheung Shui North (54% are elderly). The needs of the new immigrants should not be neglected. Local rehousing arrangements should be pursued if possible during the future implementation of the

NDA.
Recreation facilities and facilities for the development of environmental conservation and information technologies should be provided. A bird research centre was also suggested. To avoid another "city of sadness", an elderly-friendly environment should be pursued and learning opportunities for youngsters should be provided. A sports ground was needed in the North District but there was currently sufficient medical services.
A large community hall cum sports ground that could accommodate 1000 people should be developed in Ma Tso Lung, north of Kwu Tung.
Development theme of each NDA?
<u>KTN NDA</u>
Low density residential use was acceptable for KTN NDA, but a better provision of supporting facilities like schools and buses were needed. Comprehensive developments were also welcomed to suit the needs of community. Transport linkages should be improved with connections to Fanling Highway and other major transport modes such as piers. Road widening, improved connectivity and supporting infrastructures should be considered to promote industrial developments. It was necessary to consider how to tackle environmental pollution in view of the development of high value-added industries. There was also a need to consider what type of industries should be provided.
NDA should be education-oriented with focus on developing a high value-added agricultural research institute.
There should be improvement in bus and school provisions in Kwu Tung for the local residents. Transport facilities should coordinate with the development of the Lok Ma Chau Loop Area. Residential development could be considered for KTN NDA.
<u>FLN NDA</u>
Development should be mainly low-density with building heights of 10 to 20 storeys. The water pollution problem of Ng Tung River and the deterioration of the ecosystem brought by development and population increase in Sheung Shui North area should be properly dealt with. There should not be any development if these issues could not be resolved. The need for LT/HYW BCP was queried since the capacity of the Man Kam To Border Control Point was not facing acute pressure.
The Fanling-Sha Tau Kok Railway connecting Ping Che should be re-established. Supporting residential development should be provided.
There should be no major development in FLN to avoid pollution to Ng Tung River. The area should be mainly used for open space, accommodating the heritage trail and the ecosystem, to promote local culture and natural education to residents. Activities could be organized for primary and secondary students.
<u>PC/TKL NDA</u>
Open storage uses should not be developed in PC/TKL. This NDA should provide linkage to the LT/HYW BCP and residential development at Liantang/ Heung Yuen Wai, including low-density residential area, ecological and biological research and information technology facilities, recreational development and places for activities. Its development should be diversified. The NENT landfill site in the area should be improved with reference to the example of Sai Tso Wan in Lam Tin.
The Government farm and natural resources in PC/TKL should be made use of to support local agricultural development. Agricultural camps could also be developed for educational purpose.
The natural advantages of PC/TKL NDA provided an opportunity for universities to develop special industries like agricultural technology and biotechnology. On one hand it could resolve food problems and on the other hand it could educate citizens with increased agricultural knowledge. Recreational

facilities and educational resorts could also be provided within the area, taking the example of Silicon Valley, to develop the area as a back garden of Hong Kong. Development should also be coordinated with the development of Lok Ma Chau Loop Area, with the provision of convenient transport.
Fire hazards and pollution prone uses like recycling yards and open storages should not be developed in PC/TKL. There should be more recreational and vacationing facilities like the Hong Kong Baptist Assembly in the area. Government should also develop low density housing to improve the existing conditions of the area. Good use should be made of vacant Government lands.
Others
The methodology in determining the boundary of the NDAs Study Areas was queried. A thorough understanding of the methodology could facilitate a more effective discussion.
The Government should notify all affected residents and citizens the details of the Study so that they could understand how they would be affected.
Long Valley was originally not a wetland but a village farmland. Reserving it as a wetland would deprive land owners' rights. Long Valley should be re-planned for village type development and preferential policy should be given to villagers to buy the land there.
Since the capacity of the Man Kam To Border Control Point was not facing acute pressure, the need for the LT/HYW BCP was doubted.

Group 2A People-Oriented Communities

How can we create a socially integrated community in the NDAs?
The ratio of public and private housing should be around 40% for public and 60% for private since many residents could not afford private housing. Due to the fact that developers had already bought most of the land in KTN, the Government should use administrative measures to implement the proposed ratio.
The ratio of public and private housing should be like 40% for public and 60% for private, or 50% for public and 50% for private. Public housing could bring different kinds of community facilities while private housing could bring economic activities. The 50% to 50% public/ private housing ratio was justifiable. Public housing should be developed near the railway station.
The proportion of public and private housing should be 50% to 50%.
Government should not determine the public/ private housing ratio at such an early stage. Instead, housing mix should be determined by actual demand. A harmonious community should not be partial to either private or public housing. If the proportion of privately-owned land was high within the NDAs, there was worry that the development would be partial to private-led development.
Public housing units should be evenly distributed within the three NDAs. It would be undesirable if they were concentrated in any one of the NDAs.
Low-density housing should be developed in the NDAs. Green elements should be added in. Cultivation zone could also be considered in the vicinity.
It was worried that the habitat and migration movement of birds maybe affected if the development density was too high.
The site near the future Kwu Tung railway station was suitable for building public housing. This was because more people would be housed in public housing and they needed convenient public transport for going to work.
There should be more development along the mass transit system, i.e. higher density near the railway station and lower density near the countryside.

People-Oriented did not only mean local rehousing but also mean local job and educational opportunities. Mismatch between the demand and supply should be avoided. The whole development should be coordinated with the development at the Lok Ma Chau Loop Area to attract students from the mainland for schooling in North District.
There were abundant natural resources in the NDAs for the development of eco-tourism. This would bring about job opportunities for local residents.
Should develop motor industry.
What facilities should be provided to encourage social interaction and sense of community/well-being?
The North District needed a landmark and it could be either a big park or plaza. Such a public space could gather residents or attract visitors.
Could provide a double-deck space with piazza above and transport use underneath.
If the NDAs were to be developed by many big developers, there would be much private space but insufficient public space. There should be more public space for a people-oriented community.
The historical and cultural root of Sheung Shui and Fanling should be better utilized to establish museums and public space. The culture of walled-villages could also be added so that residents could learn and promote their historical and cultural roots.
Government could provide a community hall to encourage residents' participation in cultural activities. It could be developed as a cultural node of the whole North District and eastern Shenzhen.
There should be a landmark in the North District – the Reunification Memorial Park. The North District Council was also keen on preserving the culture of walled-villages.
The social network, neighbourhood relationships and sense of belonging in new housing would not be as strong as those in the existing villages. Local rehousing arrangement should be provided for residents if clearance of villages was unavoidable. By this way, there would be no need to rebuild the networks and relationships in the community.
The green brick culture of Kan Lung Wai should be respected. It could be reflected in the urban design to become an identity of the NDAs.
Good social cohesion, abundant facilities and good public order were perceived in Yuen Long and Tuen Mun and could be taken as an example for the development of the NDAs.
There should be more integration between new and existing residents, which also included integration between new and traditional cultures. Government could promote traditional cultures through adding road signage and heritage trails. Government could also re-establish villages in existing locations, or provide opportunities for residents to move into Government-owned or subsidized elderly homes in the villages.
It took time for people to build their sense of belonging in a new environment. However, it would be easier to re-establish a sense of belonging on the basis of some preserved status quo, such as by preserving some villages and/or social relationships in the development.
There would be a large population in the NDAs where new and original residents would meet together. Social services might not be sufficient. Youth and elderly centers should therefore be located as near to residents as possible for their convenient uses. It would only be convenient to the institutions if such facilities were to be located near shopping centers.
There were thousands of aged people in the North District where the air quality was pure and fresh. Should build more elderly homes and provide more elderly services.
Elderly centers should be provided in the NDAs.

Affected residents should be rehoused first.
Home Ownership Scheme Housing should be provided in the NDAs and the Indigenous Villages should be preserved.
Government should build public housing in the vicinity of original villages to accommodate Kwu Tung residents who would be affected by the development. Such land was identified near Ho Sheung Heung or next to the new Kwu Tung market. Residents should have local rehousing arrangement. This could avoid a situation like the previous clearance of Tin Sum Area of Kwu Tung in which residents were scattered and social networks were destroyed. Such proposal would not obstruct Government's plan to link up the development in the Lok Ma Chau Loop Area.
Government should not neglect or sacrifice the interests of the current generation in spite of the fact that the NDAs were developed for the future generations. Some residents in Kwu Tung and Ma Shi Po had already been displaced to other areas due to previous highways development, and social cohesion was gradually lost. Residents in FLN were facing the same situation. Government should deal with the re-housing issue by choosing a site for public housing first to avoid displacing residents to other districts.
Local re-housing arrangements should be provided for the affected residents, with provision of reasonable compensation and exemption from CMT.
There had been a lot of private land purchasing activities before the announcement of this project. For example, the land purchasing activities in Ma Shi Po had already created profound impact and residents had lost their sense of belonging. Since the Government was the one promoting such development, it should be the one to take on the role of coordination and mediation. Government should also arrange local re-housing and exempt affected residents from the CMT.
How can we achieve a people-oriented community in terms of urban design?
Private housing, Sandwich Class Housing Scheme by HKHS or Home Ownership Scheme housing could be developed above railway station. Density could be relatively higher but it should not create any "wall effect".
High density development should be adopted along railway line. There were some merits for high density development. Residents could be concentrated in an area to allow more convenient transport. Government could also establish bus routes to connect them to other places. Development in areas near Ng Tung River in FLN NDA should be of middle to low density.
Government should assign different development densities in different areas according to urban design.
From a practical point of view, high density should be adopted for developments above railway station. Yet it should not be too intensive and compact. There were already some developments with disposition similar to those in Tseung Kwan O and Ma On Shan in Fanling South. Such kind of development should not be repeated in the NDAs. Government could make reference to the example of Fanling Station, where relatively low density development with public facilities could be found near Fanling Station as a buffer zone with higher density development in the periphery. Development density should be coordinated with the urban design and overall environment.
Low density development was preferred for the NDAs.
The planning for future pedestrians in the NDAs
There should be improvement in the quality of pedestrian environment to promote walking among younger people.
Others
There were queries on how residents or indigenous villagers could participate in the planning process and whether the comments rose would be implemented. Hoped that the future planning would not

just stay in the level of consultation, but would let residents participate in decision-making and provide residents with the rights to choose.
Partial development would only lead to an incomplete development. Comprehensive development was requested.
Direct consultation was demanded with the affected groups. Government should postpone the deadline for collecting comments so that citizens had time to better understand, digest and discuss issues and raise comments accordingly.
There was no railway connecting Ping Che. Government should establish a railway extending from the LT/HYW BCP via Ping Che to Ma On Shan and Tseung Kwan O.
It was not understood why the Government was extending the landfill site while promoting greening. Why there were so many fire-hazard prone computer recycling yards in PC/TKL area?
There were many vacant lands in Ping Che. They were not necessarily to be zoned for industrial development but might be used for more high-end uses. It was not necessary to specify one use over a large site. May consider taking trials on small pieces of land or evaluate any landuses in demand before establishing anything.
A subcommittee of the North District Council had once proposed to build an electric sky train system (under the non-polluting principle) like the one in Thailand to resolve the transport problem in Sheung Shui South and North and Fanling, to increase population movement and to boost the economy.

Group 2B People-Oriented Communities

How can we create a socially integrated community in the NDAs?
Although there was no population target now, there should be a range for predicting the amount of facilities needed in the NDAs. What was the estimated population target/ range? What was the amount of existing population?
What was the population target of the NDAs? From the HK2030 Study, the Government plans to accommodate a big population in the NDAs. How were you going to build a new town given the existing infrastructure?
Since the current development of the NDAs was no longer based on a valid population growth need, it was possible to develop the NDAs as real "towns". However, previous experiences showed that even in places where both population and plot ratio were low, the large number of concrete buildings would not lead to an ideal environment. We should therefore develop the NDAs with a new concept.
Proper architectural design should be embedded as one of the conditions of private development or public housing schemes. Should request developments to first state the locations of green space. Should carry out greening and establish attractions in the NDAs.
The mechanism of "Comprehensive Development Area" was supported to control over private development. When tackling land-ownership issues, developers could be allowed to participate in deciding the implementation mechanism and in making suggestions to the Outline Development Plan.
In terms of public facilities provision, the Government would not be a better planner/ designer than the market apart from basic infrastructure (electricity provision, community facilities, education, etc.). Innovative ideas would come from the market. The Government's role was only to determine key infrastructure, public housing and community facilities.
The NDAs needed permanent employment opportunities instead of temporary ones. Should provide labour-intensive industries instead of environmental-unfriendly open storage areas.
Promoted high-end industries to avoid impact on land value.

What facilities should be provided to encourage social interaction and sense of community/ well-being?
The NDAs were not well-connected to Sheung Shui and Fanling and were inconvenient. The layout of NDAs was just like an old town where roads were narrow. Wider roads and more new supporting facilities were needed.
There was objection to the idea of turning the lands which are mainly zoned as green belt in the NDAs to a concrete jungle as shown in the Public Engagement Digest.
There was a preference to low-density development over high-density development since there was a limited carrying capacity of the existing infrastructure in the NDAs. Otherwise pressure will be generated on the existing saturated infrastructure in Luen Wo Hui, Shek Wo Hui, Sheung Shui and Fanling.
There should be proper supporting amenities for environment enhancement.
A need to provide more hospitals, international schools, cultural villages and to link up cycle tracks.
It was difficult to give any concrete suggestions for NDAs developments as there were neither clear understandings of the role of each NDA, nor were there any benchmark and indicators. There were also no clear concepts of various urban forms or the meaning of "balance". It was only clear that we preferred a lower density development.
How can we achieve people-oriented community in terms of urban design?
As the FLN NDA was adjacent to the existing New Town, there was no need for any high-rise public housing since there were plenty of them. It only needed community facilities. If public housing or town-type development concept were needed, they should be in KTN where transport facilities would be more well planned.
Should work with the private sector and ask them to submit development plan in low density and plot ratio.
More greening and less concrete buildings were requested.
Parks should be provided on Government land where were not designated for public housing.
Lower density and low-rise public housing with green pitches were more preferable if public housing were needed.
Could consider establishing a vocational training centre to provide training for the specific types of industries that would be promoted in the NDAs.
Try to plan beyond the framework of the Hong Kong Planning Standards and Guidelines.
It would be crucial to determine the role for PC/TKL before raising any proposal. Government should let private sector to develop by submitting the development proposals. Government land should be used to provide greenings and community facilities especially schools. Residents in TKL supported development but they would not prefer developments with only open storages uses. Government should specify which types of industries would be developed and should ensure that they were environmental friendly industries.
Old trees along roads should be retained. Incompatible land uses such as open storages sites should be segregated. Adequate facilities should be provided for communities. Low-rise development was preferred and concrete jungle should be avoided.
The planning for future pedestrians in the NDAs
The existing characters of the NDAs should be preserved through open space, green belt, paths, well-connected cycle tracks. Government should do something about the nullah (Ng Tung River).

A riverside park and riverside promenade should be provided for public use. Cafes could be provided to create a more attractive and pedestrian environment.

Others

Although the public consultation process had already been improved, the four questions asked were not effective enough to collect opinions. The Government should communicate with the private sector in order to understand their development proposals. One should know what types of population would be moved in before thinking how to attract industries or determining who would take the lead. Public transport and supporting transport facilities should be provided with the provision of public housing.

Group 3 Sustainable Living Environment

Protection of ecological and cultural resources?

Long Valley was a precious fresh water wetland, but Government had not made sufficient efforts to conserve it. Residents in Ho Sheung Heung and land owners felt they were forced to devote their land for conservation without compensation, which is very unfair. Long Valley should be conserved. Stakeholders such as the landowners, the Government, citizens, green groups and farmers should all protect Long Valley together and understand the interests of each other and to consider development in the long term. Hence, Long Valley should be drawn into the future development plan and landowners affected by conservation should be compensated according to the rights to which they are entitled.

There were several rivers in KTN NDA, i.e. Sheung Yue River, Ng Tung River and Shek Sheung River. They encircled the NDA like a jade belt. Hence, this beautiful environment should be preserved.

If Government wanted to promote environmental protection, it should resume the land concerned as not all landowners were aware of environmental protection. Even if they were, it was not fair for them to bear the cost of conservation. If the Government only put its responsibility to landowners and did not resume land for conservation, such "conservation plan" was doomed to failure.

Although the shrine in Kam Tsin Tsuen was a Grade I historical building, its surrounding environment had been destroyed gradually by development. Hence, it was not difficult to foresee the impact of the implementation of the NDAs.

In the light of previous experiences, it was worried that such a splendid and magnificent vision set for the NDAs could not be implemented at the end.

While everyone supported ecological conservation and appreciated the pieces of conserved land, no one had given consideration to the grievances of small landowners. The Government was not concerned on problems such as the breeding of mosquitoes, land wastage, and idling of wetlands. A balance should be achieved between development and conservation, or else there would only be more problems of waste and nuisance.

The current Management Agreement practiced in Long Valley was only a temporary measure and a better natural conservation arrangement was required. The only way that Government should take land was through land resumption, similar to what was done during the construction of Lok Ma Chau Station.

The boundary of Long Valley drawn and published in the Public Engagement Digest was incorrect. According to the drawing, the proposed Fanling Bypass would cut across Long Valley, which did not comply with the "sustainability" concept.

Park and recreational use should not be regarded as the same as nature conservation and it also violated the New Nature Conservation Policy. It was indeed extremely difficult to strike a balance between public enjoyment and wildlife protection. The guiding principle should give priority to wildlife protection.

Our emphasis should not only put on protecting the biodiversity of Hong Kong, but also on that of China. There was a rare bird species of national importance observed in a bird area in the PC/TKL NDA. This bird species could only be found in Hong Kong. Also, the proposed country park in Ma Tso Lung and Robin Nest could preserve the high biodiversity in Hong Kong and that of China.
The biodiversity of the Lok Ma Chau Loop was also regarded as important, but no measures has been undertaken by the Government to protect it. Also, since a large amount of contaminated mud had been stored in the area, development should not be commenced unless these muds were removed. However, these contaminated muds were useful in flood prevention and biodiversity protection.
Apart from Long Valley, there were varieties of bird species in the NDAs. Hummingbird (蜂鳥) were attracted since there were farmlands in the area. There was a legend in the Long Valley area, namely "Long Shan Feng Dai", which referred to the rivers penetrating the NDAs, hence all these rivers ought to be protected. A variety of fish species could be found in these rivers, such as large catfish. Catfish were precious species in Malaysia and its Government had spent millions to protect them with the World Wide Fund for Nature. Hence it was worth to protect these catfish found in the NDAs.
Development was welcomed if buffer areas (e.g. 500m) were provided from wetlands and farmlands for organic farming and agricultural rehabilitation. Government should ensure that farmers would not be displaced by high-density developments. The Government was responsible to facilitate this kind of development.
Protection of cultural heritage?
Hau Kui Shek Ancestral Hall, Liu Man Shek Ancestral Hall and Tang Chung Ling Ancestral Hall were the three most well-known historical buildings and all were located near the rivers. Green corridors, paths and heritage trails should be proposed along the riverside, not only to link up the various cultural heritage in the area, but also provide a good destination for people to relax during leisure time and weekends.
The Government should put more effort in protecting and managing cultural heritages and to protect the clan culture of the indigenous villages. The Government should also clean up the environment outside walled village and improve facilities to integrate with surrounding developments.
<p>Cultural heritage, ecosystem and residents were interrelated. Not only historical buildings, the folks of residents were also parts of cultural heritage. It was worried that future developments would destroy traditional practices of residents, existing cultural buildings and the harmony between human and nature. Since birds were afraid of excessive tall buildings, balance should be achieved between bird protection and building height / density. Otherwise, the goal for protecting Long Valley would be failed.</p> <p>Balance should be achieved between:</p> <ol style="list-style-type: none"> 1. Traditional heritage and buildings; 2. Ecosystem and natural environment; and 3. Residents and people
It was agreed to establish country parks to enrich the ecosystem of North District and to promote tourism. Also, the NDA development should integrate with the planning of the Frontier Closed Area, to achieve a more comprehensive development for Northern New Territories.
There was a need to protect traditions and folks. Attention should be paid since residents (particularly in Ma Shi Po) had already been displaced by private developers.
The process and schedule for environmental impact assessment needed to be improved. 30 months was too long. Ordinary citizens did not have the capacity to give comments to these studies.
Many existing residents migrated from mainland China in the 1940s and 1950s and brought in many skills and eco-friendly agricultural practices from their places of origin, which some of them were still preserved. It was pointed out that the Government had not pay attention to the existing residents, for example, the belated public engagement exercises. Direct consultation with residents was requested.

Heritage conservation was supported, particularly in such an intact community with so many farmers. The whole farming culture, including the living style of the previous generation, organic farming and Kwu Tung Vegetable Marketing & Credit Cooperative Society should be preserved. It was recommended to make reference to the Tai O Folk Museum to establish a museum in the NDAs that could demonstrate the farming culture of New Territories.
Visual Corridor?
Ng Tung River and Sheung Yue River were the most beautiful sceneries in Luen Wo Hui of Fanling. It would be blocked by a series of buildings in the previous NDA proposal. Hence future planning should first understand the visual impacts to existing residents. More green spaces should be provided as a buffer if the impact was serious.
View corridors should be included in planning to let at least some residents continue to enjoy the existing natural scenery. Otherwise the NDAs would become another Tin Shui Wai or Tseung Kwan O packed by tall buildings and wall-effect. Wall-effect would not only affect the ecology, but also hamper the comfortable living of existing residents.
Apart from building height and density, since building design was closely related to non-renewable energy consumption, it would affect the sustainability of the whole environment. Incorporating a proper amount of environmentally friendly facilities could help promote sustainable development.
Sustainable transport systems?
Bicycle was a common mode of transport in the North District and was an environmental friendly transport mode. If bicycle would be promoted as a principle mode of transport, sufficient supporting facilities should be provided, such as bicycle parking space and cyclists' education, etc.
KTN NDA should be promoted to become a new generation green town. The existing planned road network could not be considered as 'sustainable' for the following reasons: 1. Road transport consumed fossil fuel. This was in contrary to the promotion of 'low-carbon economy'. 2. Construction of road required lots of concrete, engineering and user resources. The Kwu Tung railway station had already been built. It was necessary to make good use of the railway and developed KTN as a green town.
Rivers in the NDAs provided beautiful natural scenery, but the scenery would be destroyed by high-rise buildings according to the previous development plans. It was recommended to provide a 500 m buffer area for conserving the green belt and river ecosystem. This buffer area could become green walking trails or cycling tracks.
Energy-efficient measures?
No principle of "no air-conditioning" should be considered during the design stage of NDAs, to utilize natural breeze to reduce indoor temperature.
Since street lights were high energy consuming devices, it was recommended to make reference to solar cell street lights used in Mainland China to reduce energy consumption.
It was recommended to introduce electric cars and mixed energy to increase efficiency. Moreover, the construction of a light rail (from Luen Wo Hui to Fanling or Sheung Shui Railway Station) was also a good idea to reduce transport energy consumption.
It was recommended to extract water from Ng Tung River to develop a centralized cooling system. The river water could then be used for agricultural purposes.

Group 4A Implementation Mechanism

Comments on the past implementation mechanism in developing new towns in the New Territories?
Insufficient facilities were experienced in previous new town developments. For example, Tin Shui Wai lacked proper social facilities, job opportunities, transport facilities and thus inducing family problems. The development of Shenzhen was also plagued by flood problems due to lack of long term planning.
FLN NDA and KTN NDA, in which more than half of the lands were privately-owned, were planned to be developed mainly for residential purposes. Non-owner residents might face problems like absence of re-housing arrangement or compensation. The Government should adjust and improve the past mechanisms.
Some villagers were moved to Yung Shing Court during the construction of the Lok Ma Chau Spur Line which had destroyed the original social network. Villagers had no money to appeal to the re-housing arrangement and faced difficulties in adapting to their new life. Government must take care of displaced villagers.
Government should make reference to Tin Shui Wai when planning KTN NDA to avoid creating more social problems and wasting Government resources. It was recommended to make reference to the town-village development of Sha Tau Kok, allowing existing residents to reestablish their own community in KTN NDA to achieve mutual cooperation among residents.
The conventional development mode was unfair to land owners. According to the existing compensation standards, Government could auction land at a much higher price than the amount of compensation provided to villagers if the resumed land was rated as class B land. The Government expense would be substantially increased if the Government purchased lands after rating it as class A land.
It was recommended to take the experience of Kwun Tong redevelopment as a lesson where elderly population could not purchase housing near Yue Man Square and lost their original social network. It was recommended to ensure that existing residents could continue to live in the NDAs and maintain their original living standard when considering the re-housing and compensation arrangements.
During the squatter house registration in 1985, the Government promised that residents could be allotted with public housing without CMT after squatter clearance. Such policy was however cancelled afterwards. If the Government proceeded with such land resumption, aged villagers might be allotted with public housing in Tin Shui Wai while their family might not be able to pass the CMT and need to lease private housing in other areas. They might not be able to take care their senior family members.
Views on the implementation mechanism for the NDAs development?
It was recommended to have long term planning for the NDAs so as to ascertain the implementation mechanism as early as possible and to balance the needs of different stakeholders, including land owners, non-land owners, tenants, indigenous villagers, etc. Some affected population might face economic difficulties and need extra attention. Government should make a balance between preserving the status-quo and achieving development objectives.
Housing Department and other departments should study the feasibility of local rehousing arrangement. Re-housing of residents to public housing estates in other remote areas like Tin Shui Wai and Tuen Mun would not be acceptable.
Government must take care of the interests of existing residents and those whom interests were being sacrificed. There was a demand for fair treatment and compensation for loss of development potential of the land owned by existing residents. Government should not only care about the future development of the NDAs but should also pay attention to the re-housing issue of the existing residents. Space should be reserved for redeveloping Kwu Tung Village in the NDAs, like the case of redeveloping Small Traders New Village in Yuen Long, to fulfill the purpose of local rehousing.

Government should arrange relocation of local rural industries located within the affected areas, such as the soy sauce factory, which are supporting the local economy. The soy sauce factory needed a large piece of land for its operation. The Government could resume the land and compensate them with other lands for their continued operation.
It was unfair to specify the recognized village of Kwu Tung Village as squatter area.
Villagers of Tin Ping Shan Tsuen were mainly farmers. Resuming their farmland would cause unemployment. Since residents were accustomed to the way of living and environment of the village, they did not want to be displaced.
Since private sector developers had launched their land purchasing activities in Tin Ping Shan Tsuen, there had been degradation in environmental quality. It was queried why the Government planning would be implemented by the private sectors. It was hoped that the Government officials could go to Tin Ping Shan Tsuen to listen to villagers' opinions and discuss the development of the area with villagers.
It was recommended to make reference to the mode of resettlement of the Three Gorges, i.e. to build a new village to accommodate villagers affected before clearance.
Residents of Ma Shi Po had already been affected by private land acquisition before this project was announced. Discussion on implementation mechanism could not provide any help to these residents. How could Government policy help solving the problems that they are facing? Villagers were concerned more on the issues before development (the re-housing issues) than the outcome (the potential benefit to members of the public that would bring about by the development).
Does "development" mean to demolish everything old, or is there intention to improve the environment of the area?
Existing local industries would not jeopardize the development of NDAs. Government could use methods like land exchange or rehabilitation to integrate existing local industries with the development of NDAs.
Agree to introduce private sector participation approaches in the implementation of the NDAs?
The development outline had more or less been fixed and what was pending was whether the NDAs would be implemented by the Government or by the private sector. In this regard, it seemed that small land owners had only little influence to the overall situation.
There was not much comment to whether Government should take on all the responsibility for land resumption. The most important thing was how to re-house and compensate the affected villagers. Government was recommended to make reference to the re-housing of villagers in Tin Ping Estate in the past.
Government role on land resumption and compensation under the private sector participation mechanism was queried. Government was requested to make clear the roles, responsibilities and pledges of the Government under the two modes, or else it would be difficult for residents to make informed choices.
Would Government be responsible for land resumption and compensation under private sector participation?
It was pointed out that villagers could not make a choice without being provided with detailed information. The Government had the responsibility to provide more information and listen to opinions of citizens. Residents could accept any mode of development provided that the arrangements of land resumption, re-housing, compensation and development of related facilities were satisfactory and that villagers would not be suffered from the clearance.

There was opposition to the conventional mode of land resumption no matter how it would be implemented, either by the Government or by the private sector, because it may separate younger villagers from their old parents and cause family problems in the long run. Extra funding would be needed from the Government to solve this problem. Moving rural industries would also cause economic problems for many families. Since many villagers were working in local industries, they might not be able to adapt to other working environment and thus become unemployed.
Both the Government and the private sector emphasized making profit. The private sector may use improper ways to force displacement. There was insufficient monitoring system from the Government.
Concerns were raised about the treatment and re-housing arrangements for indigenous villagers, non-indigenous villagers and long-term tenants after land resumption by developers.
Comments on private sector participation approaches?
Profit derived from public-private partnership would be more than the conventional land resumption method, hence it was agreed that public-private partnership was a better mode to work. The partnership should be led by the Government, who would be responsible for all compensation and re-housing needs. There was query on whether the Government intends to change the implementation mechanism from public-private partnership to solely responsible by the private sector.
Both land resumption by the Government or public-private partnership were acceptable. The most important thing was to provide choices for landowners.
Public-private partnership had its advantages, but there were worries that the education level of villagers was not high enough to understand administration and management issues. It would be difficult for them to cooperate with private developers or experts. Also, there were worries that land owned by villagers would be inveigled by private developers. The Government should establish a set of rules to monitor and explain the procedures to all stakeholders before consulting their opinions on public-private partnership.
Queries were raised on the advantages and disadvantages of each type of private sector participation mechanism. Detailed explanations were requested, like the time needed to make new laws.
Private developers often only contact a few villagers during land purchasing and villagers may not discuss a reasonable compensation rate together. The Government should discuss with all residents during land resumption.
The land ownership in Tin Ping Shan Tsuen was highly fragmented such that even senior villagers have little knowledge on actual lot boundaries. The Government may establish a planning system to help them develop their lands.
There were worries that public-private partnership would be restrictive to villagers since developers tended to have more land share while small land owners had less right to voice out their opinions. The Government should act to protect the interests of small land owners and liaise with them, like the 40 households of Phoenix Garden, to facilitate their cooperation with developers.
It was unrealistic for small land owner/ indigenous villagers to form a company and cooperate with the developers. It was because they are scarcely comparable to big developers in terms of capital and professional knowledge. They would only become victims at the end. There was opposition to this proposal.
Others
One participant pointed out that his village had already applied for the qualification of licensed house long before but was designated as squatter during 1982/83. Such policy was unfair to villagers.
The Government had not provided any assistance to the problem of illegal occupation of land.

Group 4B Implementation Mechanism

Comments on the past implementation mechanism in developing new towns in the New Territories?
Private developers often displaced citizens in the development process, making them homeless. The Government should therefore first consider the existing residents of the area in new town planning.
Despite residents having lived in an area for many years, Government has still imposed strict criteria for allotment of public housing. Many residents were forced to leave the area due to new town development (e.g. villagers in Ma Shi Po and other villages). If the Government wanted to achieve the principle of "people-oriented" development, it should not consider the needs of future generations only but also existing residents/ owners.
In the past, Government would zone the lands belonging to owners who refused to undergo land exchange as "Schools", "Road" or "Open Space", etc. There was no protection for the rights of land owners.
Those who were responsible for planning were not residents there, and therefore restlessly changed the zonings of small landowners' lands, like zoning private lands as school or park. As a result, private property rights were deprived. The Government was not work with the principle of people-oriented.
From past experience, it was noticed that surrounding lands would be developed after private developers purchased their lands. In other words, the land owners would be affected no matter how small their lands were.
In the past, the Government made plans without fully understanding the comments from people in the area. This had led to many controversies.
One participant once owned land near Palm Springs which was rezoned "Green Belt" and development was prohibited. This example had illustrated how the Government bullied the powerless group in planning.
The existing public housing allotment policy was very strict. It was hoped that the affected residents could be exempted from the CMT so that they could be rehoused as soon as possible. The Government should ensure a high level of transparency on the compensation issue to provide reasonable compensation to existing residents or owners.
Views on the implementation mechanism for the NDA developments?
The Implementation Mechanisms would cause great impact to residents of the area. The Government should first rehouse those residents before undertaking any development. In addition, land resumption would cause great impact to the farmers of the area. Therefore, the Government should adequately consider these people views in the implementation process. Joint discussion with several affected villages should be held to discuss the planning and implementation issues.
Government should take care of the rights and interests of the indigenous villagers and owners. One participant pointed out that the zoning of his land in Ta Kwu Ling allowed warehouse uses. An application was also submitted to Lands Department. Lands Department, however, had not replied yet due to this study. The Government should protect owners' development rights if the land concerned had been planned for this kind of use. Otherwise, owners would find difficulties in accommodating the sudden change in planning intention.
This study had not mentioned how the new town development would be implemented and it was therefore difficult for members of the public to give practical comments. There was concern on how the implementation mechanism could ensure existing job opportunities in the area be maintained.
Many lands in the area were used as storage uses (such as storage of building materials, recyclable materials and etc) yet the Government had not mentioned any arrangement for storage sites in the area. The Government should consider the future location to accommodate such storage/ industrial

uses and whether such arrangement would affect the residents nearby.
The planning of the NDAs should safeguard the interests of different parties (e.g. owners, residents and etc) with emphasis on existing owners or residents.
The lands in the NDAs had their own existing uses. If a new town was to be developed, the Government should first rehouse the existing residents in the NDAs and provide temporary or permanent industrial and storage sites to safeguard the interests of different parties.
The planning should be scheduled in phases. Phase 1 could develop lands owned by private developers while in Phase 2, land exchange arrangement could be discussed with other individual owners or Village Representatives for cooperative development, such as considering new development approach on agricultural lands. The Government should send representatives to villages for community planning and gathering opinions in each of the phases. Under the current ways of consultation, opinions of people who did not attend the consultation would often be unheard, causing disputes and controversies. The Government should truly consider how to reduce disputes to ensure a smooth development progress.
The Government should first consider the rehousing of affected residents who are now living within the area. Most of the existing residents/ villagers are elderly. It would be rather inconvenient to them if they were arranged to move to the urban areas. The Government should arrange a place in the New Territories for them to live where there was a low density and pleasant environment. The Government may also consider to build a low-density elderly village in the area.
The Government should maintain a high level of transparency on the compensation issue and provide reasonable compensation to existing residents / owners.
The Government should fully consider the rights and interests of current residents who are living in the villages.
Agree to introduce private sector participation approaches in the implementation of the NDAs?
Agreed to introduce private sector participation into the implementation mechanism. Government should develop the NDAs with the private sectors, instead of letting the private sectors develop the area alone. The Government should not only resume lands to displace existing owners.
The concept of private sector participation was supported. Private sector did not only include private developers, but also small land owners like churches, Buddhist halls or other religious institutions. The Government should also consider the interests of these kinds of institutions in the area to let them keep their lands for social services. It was hoped that the Government could accommodate their needs and pay attention to their land requirements.
Comments on private sector participation approaches?
Indigenous villagers loved the area and it was not only a matter of money to them. The Government should provide housing to existing residents in the same area in order to achieve the principle of "people-oriented" development.
The Government should allow negotiation during implementation and should not bully the powerless by acquiring lands of small land owners. If private developers needed to assemble land for development, they should purchase it according to commercial rules by using their capital. Private land owners should never be forced to give up their lands with the aid of Government regulations.
The Government should list out more restrictive mechanisms or new mechanisms in the Outline Development Plan to control the mode of development by private developers. It could help to reduce environmental impact brought about by development.

Others
There was room for improvement for the Public Engagement Digest, especially on the issue of funeral facilities in the area. Since there were very few funeral facilities in the New Territories, residents needed to travel a long distance to the urban area for funeral rituals whenever someone passed away. Government should reserve lands in the NDAs for columbarium or funeral uses.
The Government should let members of the public be fully aware of the whole planning process.
It was hoped to postpone the deadline for collecting public opinions since there were many public holidays in that period.
Currently residents in the North District needed to wait a long time for specialized medical treatment (approx. 1 year on average), thus exposing the lack of medical facilities in the District. The demand for medical facilities (especially specialized ones) would become tenser as the development of the NDAs would bring in more population, while the problem of aging population would become more serious in the future. The Government should truly consider medical needs during the planning process.
There were many coaches parking in Long Valley during holidays but the Government had not reserved any land for coach parking. Tourism activities had also caused nuisance to farmers and jeopardize their works. It was recommended to build a watching tower or gallery for visitors so that they would not cause any nuisance to the residents.
The Government had suddenly zoned the land near Ho Sheung Heung Tsuen as "road" overlapping with an existing river. It was hoped that the Government could build the road in other places and understand the opinions of the villagers.
There would be different roads and railway planned for the three NDAs which were beyond the scope and study area of the NDAs and would involve land resumption in a wider context. Ping Che Road and Sha Tau Kok Road were currently the main arteries of the area. If accidents happen, the local traffic would instantly be affected. Future planning should consider how to improve the road network in the area and develop new roads without causing too much impact to existing residents.
There were laws that allow compulsory land purchase by land owners who own a majority proportion of lands. It was very unfair.
How would the opinions gathered from the public consultation activities be treated? Would it be ruled by the majority? Whose opinions will be given more weighting, opinions of the villagers or opinions of Hong Kong citizens as a whole?
A participant living in Ma Shi Po Tsuen did not want to move away, did not want the area to become a "concrete jungle" and wanted to maintain the original natural scenery.

List of Written Submissions

Number	Date	Name/ Title	By
1	24/11/2008	李君宇	E-Mail
2	24 & 25/11/2008	John Corrigan	E-Mail
3	15/12/2008	侯金林區議員	Letter
4	15/12/2008	Cyan Law	E-Mail
5	15/12/2008	Chris Yeung	E-Mail
6	15/12/2008	Betrice Chan	E-Mail
7	15/12/2008	Luk Kim Ming	E-Mail
8	15/12/2008	KK Tsui	E-Mail
9	16/12/2008	Jeanie	E-Mail
10	16/12/2008	Lee Kwong Keung	E-Mail
11	16/12/2008	Tweety Lai	E-Mail
12	16/12/2008	Calvin Cheong	E-Mail
13	16/12/2008	陸惠姿	E-Mail
14	16/12/2008	Francis Man	E-Mail
15	16/12/2008	Samuel Wong	E-Mail
16	16/12/2008	Dorothy Ching	E-Mail
17	16/12/2008	Jimmy Lam	E-Mail
18	17/12/2008	阮明月	E-Mail
19	17/12/2008	吳嘉鎧	E-Mail
20	17/12/2008	卓寶文	E-Mail
21	17/12/2008	尤思行	E-Mail
22	17/12/2008	關君智	E-Mail
23	18/12/2008	錢樂文	E-Mail
24	18/12/2008	謝國豪	E-Mail
25	18/12/2008	莫嘉紆	E-Mail
26	18/12/2008	Wong Chi Chun	E-Mail
27	20/12/2008	C.Y. Lo John	Written
28	20/12/2008	Ho Lok Chin	Written
29	20/12/2008	Heidi Cheng	Written
30	20/12/2008	Nicole Ng	Written
31	20/12/2008	Elffi Li	Written
32	20/12/2008	Chan Kai Fung	Written
33	20/12/2008	Jeff Tsang	Written
34	20/12/2008	Maggie H K Wu	Written

35	20/12/2008	Shawn Lau	Written
36	20/12/2008	Shiu Yuen Ling	Written
37	20/12/2008	Kan Yuet Fung	Written
38	20/12/2008	謝達仁	Written
39	20/12/2008	歐陽允文	Written
40	20/12/2008	Joyce Chan	Written
41	20/12/2008	譚禮賓、羅熙洪、鄭瑞、葉歲強、葉慧儀	Written
42	20/12/2008	Eric Yuen	Written
43	20/12/2008	李女士	Written
44	22/12/2008	Li Siu Fun	E-Mail
45	22/12/2008	張學明	Written
46	23/12/2008	九龍巴士（一九三三）有限公司	Written
47	24/12/2008	梁建榮	Written
48	24/12/2008	PK Chung	Written
49	26/12/2008	Edith Wu	E-Mail
50	27/12/2008	沒有署名人士	E-Mail
51	29/12/2008	Hongkong Association of Freight Forwarding & Logistic Limited	E-Mail
52	29/12/2008	楊先生	E-Mail
53	29/12/2008	藍偉良議員	Written
54	29/12/2008	馮華忠	Written
55	29/12/2008	長春社	Fax
56	29/12/2008	H.T. Liu	E-Mail
57	30/12/2008	鍾偉全	Written
58	29/12/2008	香港地產建設商會	Fax
59	30/12/2008	關漢貴(馬屎埔環境關注組)	E-Mail
60	30/12/2008	李樹堅(奕翠園業主委員會)	Fax
61	30/12/2008	周俊賢	E-Mail
62	30/12/2008	楊先生	E-Mail
63	30/12/2008	楊小姐	E-Mail
64	30/12/2008	陳偉業議員	E-Mail
65	30/12/2008	藍少虎	Fax
66	31/12/2008	Nixon Wong	E-Mail
67	31/12/2008	孫先生(奕翠園業主委員會)	E-Mail

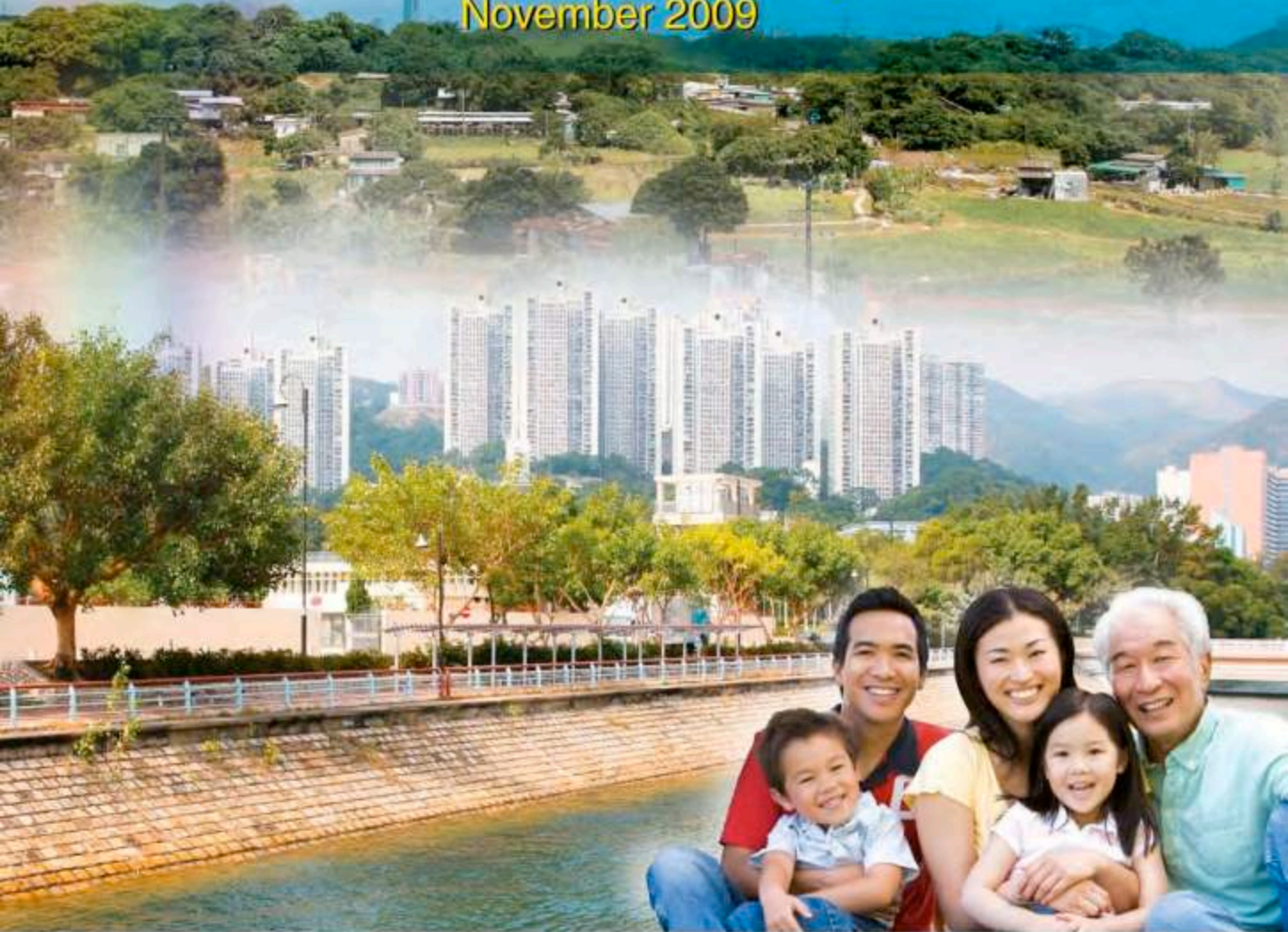
68	31/12/2008	周俊賢	E-Mail
69	31/12/2008	天平山村街坊組	E-Mail
70	31/12/2008	林女士	E-Mail
71	31/12/2008	李世鴻	E-Mail
72	31/12/2008	世界自然基金會香港分會	E-Mail
73	31/12/2008	何小芳	E-Mail
74	31/12/2008	葉劉淑儀	E-Mail
75	30/12/2008	李樹堅(奕翠園業主委員會)	Fax
76	31/12/2008	源兆昌	E-Mail
77	31/12/2008	陳劍安	Written
78	30/12/2008	劉應和、黃偉業、簡拾仁 (新界上水松柏塱村公所)	Fax
79	31/12/2008	Andrew Chan	Written
80	31/12/2008	Phil Black (代表 Best Galaxy Limited)	Written
81	02/01/2009	Paul Zimmerman	E-Mail
82	02/01/2009	楊應球 (古洞蔬菜產銷貸款有限責任合作社)	Written
83	03/01/2009	Wong Siu Yan	E-Mail
84	07/01/2009	S. Leung / A. Tang	Fax
85	07/01/2009	L.C. Wong (嘉道理農場暨植物園公司)	E-Mail
86	25/02/2009	Mike Kilburn (香港觀鳥會)	E-Mail
87	07/03/2009	粉嶺北新發展區寮屋居民關注組	Written
88	12/03/2009	香港規劃師學會	Letter
89	22/03/2009	Adamas Wong	E-Mail
90	23/03/2009	Cecilia Yu	E-Mail
91	29/03/2009	羅熙洪	Letter
92	31/03/2009	David Wong	Written

* Please visit the Study Website(<http://www.nentnda.gov.hk/>) for the written comments.

NORTH EAST NEW TERRITORIES NEW DEVELOPMENT AREAS

Planning and Engineering Study

**Stage Two
Public Engagement Digest
November 2009**



土木工程拓展署
Civil Engineering and
Development Department



規劃署
Planning Department

ARUP

MIXED

**KWU
TUNG
NORTH**

DEVELOPMENT
NODE

RIVERSIDE

**Fanling
North**

TOWNSHIP

QUALITY

**Ping Che/
Ta Kwu Ling**

BUSINESS/
RESIDENTIAL
AREA



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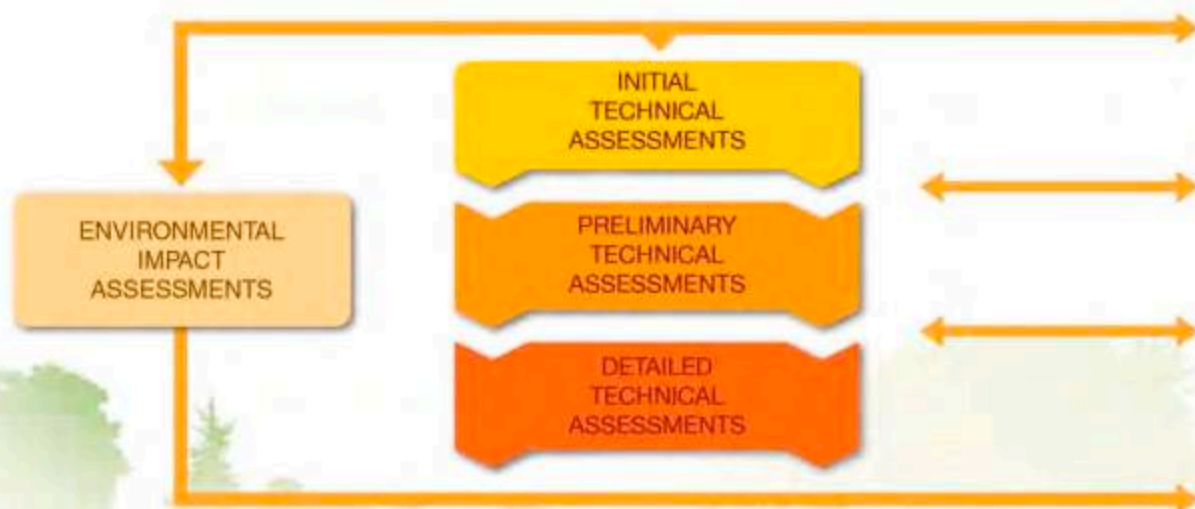
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Introduction

The Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) jointly commissioned the North East New Territories New Development Areas Planning and Engineering Study (the Study) in June 2008 to formulate a land use framework and provide guidelines for the development of the North East New Territories New Development Areas (NENT NDAs) (including Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) NDAs). The Stage One Public Engagement of the Study commenced in November 2008 to solicit views from the public on their visions and aspirations for the NDAs through discussion on four topics, namely (1) Strategic Roles of NDAs, (2) People-Oriented Communities, (3) Sustainable Living Environment and (4) Implementation Mechanism. The public views and suggestions collected prior to March 2009 have been analysed and summarised in the Stage One Public Engagement Report (<http://www.nentnda.gov.hk/>).

Taking into account the public views received in the Stage One Public Engagement and the analysis of baseline information with the initial technical assessments conducted, we have formulated the Preliminary Outline Development Plans (PODPs) for the NDAs. We would like to invite you to participate in the Stage Two Public Engagement to express your views on the PODPs to facilitate the revision of the plans and the formulation of the recommended outline development plans in the next stage.





Study Process

Previous
NENT
Study



BASLINE UPDATE & REVIEW
OF KEY ISSUES

PRELIMINARY OUTLINE
DEVELOPMENT PLANS

RECOMMENDED OUTLINE
DEVELOPMENT PLANS

FINALISED LAYOUT PLANS

End 2008

STAGE 1

APPRECIATE THE EXISTING
CONTEXT OF THE NDAs

DEVELOP VISIONS FOR THE NDAs

Present
Stage

STAGE 2

DISCUSS THE PRELIMINARY OUTLINE
DEVELOPMENT PLANS

2010

STAGE 3

DISCUSS THE RECOMMENDED OUTLINE
DEVELOPMENT PLANS

CONSOLIDATE THE DETAILS IN LAYOUT PLANS

Public Engagement Programme

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

Guiding Principles

To meet public aspirations is the basic principle for planning the NDAs. Taking into account the public views received in the Stage One Public Engagement, we have formulated the following guiding principles for preparing the PODPs.

Public Comments

Guiding Principles

1 Strategic Roles of NDAs

- Coordinate with the long-term development of the Pearl River Delta and promote integration with the development of Shenzhen
- KTN NDA could be developed for mixed or regional uses
- FLN NDA could provide a quality living environment with green space
- PC/TKL NDA could foster diversified development, with the setting up of high value-added industries
- Coordinate with regional development and capitalise on the opportunities provided by the Lok Ma Chau (LMC) Loop development and the Liantang / Heung Yuen Wai Boundary Control Point (BCP) to support the planning and development of the NDAs
- Reserve suitable land for special industries, scientific research and development, creative industries, commercial, educational and hospital/ medical facilities

2 People-Oriented Communities

- Minimise impacts on existing communities and enhance integration between existing and new communities
- Ensure a balanced mix of public and private housing
- Avoid high-density development, "wall effect" or "concrete jungles"
- Provide more open space and green areas
- Ensure timely provision of adequate community facilities
- Create sufficient employment opportunities
- Review the boundary and coverage of the NDAs, with consideration of the existing indigenous villages and due respect for the burial grounds
- New community facilities should be located close to the existing settlements as appropriate for the enjoyment of new and existing residents
- The overall ratio of public and private housing is 35%-45% to 55%-65%
- Restrict development density with plot ratio ranging from 0.75 to 5
- Restrict building height to not more than 35 storeys
- Protect ridgelines, introduce view/ green corridors and wind corridors
- A mixture of land uses to provide more diversified employment opportunities

3 Sustainable Living Environment

- Conserve natural ecology, natural landscape and cultural heritage resources within the NDAs
- Conserve Long Valley with due consideration of landowners' property right
- Improve existing transport infrastructure
- Minimise the use of non-renewable energy resources
- Preserve existing villages, Fung Shui woodland and cultural heritage
- Conserve an area of Long Valley with high ecological value and consider development that can integrate with the natural ecological environment through private sector participation
- Reduce reliance on road transport by introducing cycling tracks and comfortable pedestrian walkways to encourage walking
- Introduce green buildings, district cooling systems, water-saving strategies and measures for the re-use of treated effluent

4 Implementation Mechanism

- The prevailing compensation arrangement for land resumption could not meet landowners' expectations
- Local re-housing to retain long established social networks
- Support the introduction of private sector participation provided that it is fair and transparent
- Continue to listen to the public and consider their views carefully
- Further explore the arrangements for land resumption, compensation and re-housing with relevant bureaux and Government Departments
- Further examine the feasibility of introducing private sector participation under the prevailing legislative framework based on the principles of fairness, openness and equity to achieve early implementation of the NDAs

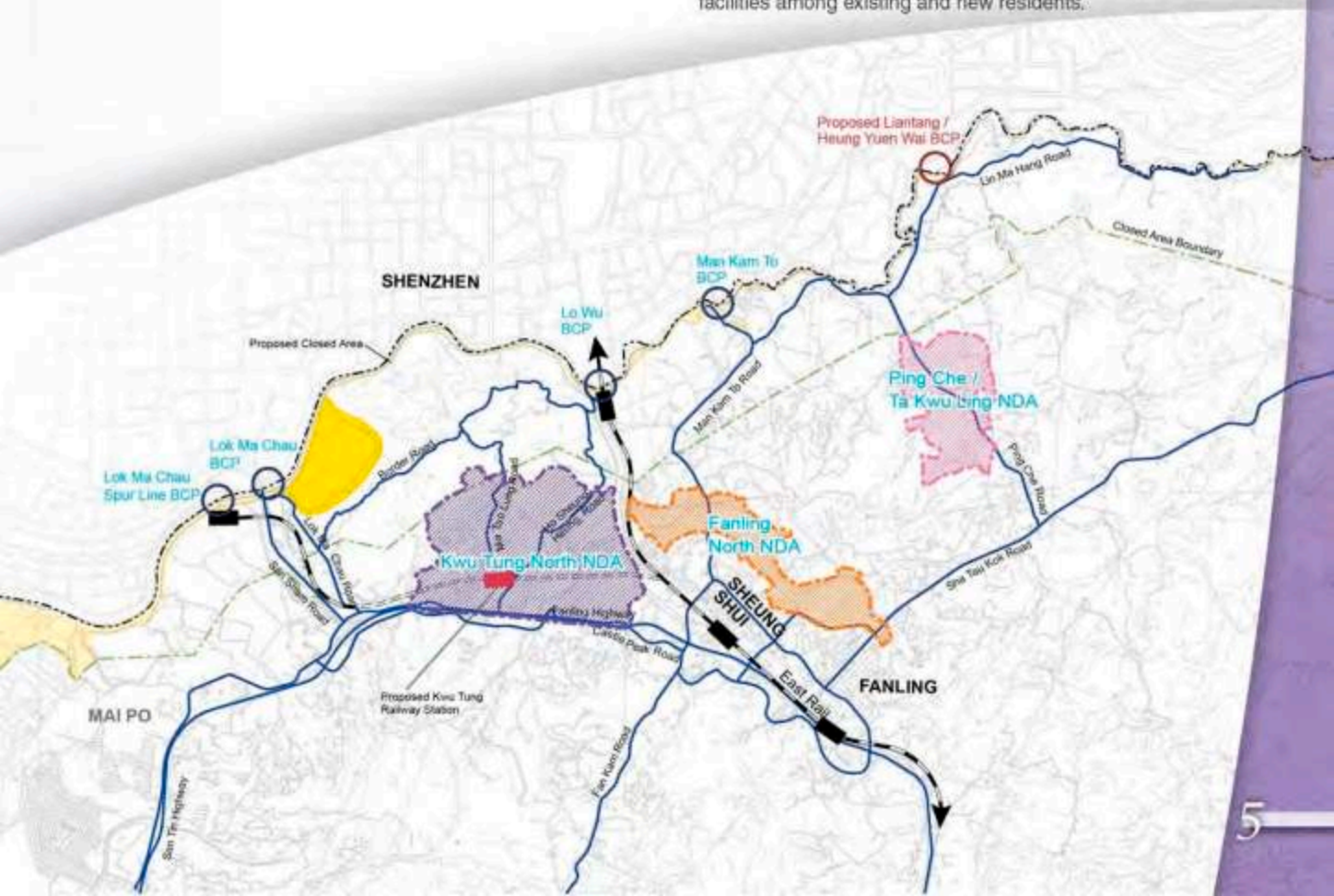
Strategic Context and Development Concepts

It is projected that the population in Hong Kong will increase from the existing 7 million to around 8.4 million by the year of 2030. In light of the population growth and the long-term demand for housing and employment, the "Hong Kong 2030 Planning Vision and Strategy" Study (the HK2030 Study), completed in 2007, has recommended proceeding with the development of the NDAs. The NDAs will provide a mix of housing types as well as basic infrastructure and community facilities. They will offer an alternative choice of quality living environment.

Other than providing housing land, the NDAs can serve to meet other strategic land use requirements and offer development spaces for the six industries promoted under the 2009 - 2010 Policy Address, i.e. testing and certification services, medical services, innovation and technology, cultural and creative industries, environmental industries and educational services. Taking advantage of their proximity to boundary crossing facilities, the NDAs can integrate with the development of the Pearl River Delta to enhance the overall competitiveness of Hong Kong and to generate different employment opportunities.

The NENT NDAs will accommodate a total population of about 130,000 and provide more than 40,000 employment opportunities. In light of the increasing cross-boundary activities and the proposed new developments in the surrounding areas (which include the progressive opening of the Frontier Closed Area (FCA), the plan for LMC Loop area with higher educational facilities as the leading land use, and the Liantang/Heung Yuen Wai BCP), the NENT NDAs will be playing a very significant role in the socio-economic development not only in the New Territories but in Hong Kong as a whole.

Considering the uniqueness of the NDAs in terms of their local characteristics and geographical locations, different development themes will be adopted for each of the NDAs so that they will be able to perform their distinctive functions while complementing each other. The needs and demands of the existing villages and communities will be considered in the formulation of the PODP for each NDA to ensure compatibility between the NDAs and the surrounding areas (including Fanling/Sheung Shui New Town) and to enable the sharing of facilities among existing and new residents.



Kwu Tung North New Development Area PODP

Major Development Concept

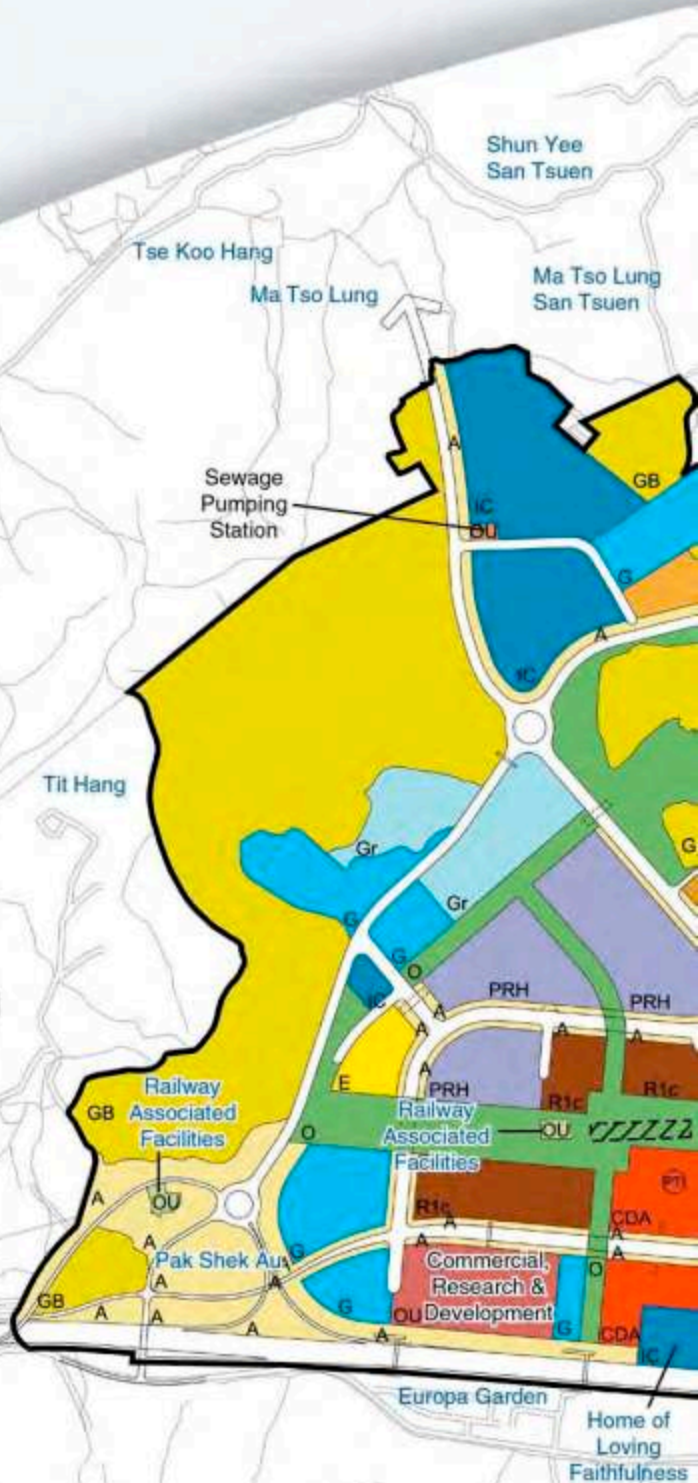
To take advantage of its strategic location near the Lo Wu BCP, LMC BCP, LMC Loop, Fanling Highway and the proposed Kwu Tung Railway Station, the KTN NDA is planned according to the theme of a "Mixed Development Node" in order to capture the development potential of the existing and proposed transportation network.

Development Theme	Mixed Development Node
Major Land Uses	Residential, Commercial, Research & Development and Long Valley Ecological Area
Population	Approximately 65,000
Number of Residential Units (Public: Private Housing)	Approximately 22,000 (54:46)
Employment Opportunities	Approximately 26,000
Plot Ratio	1 – 5
Building Height	Maximum Height of 35 Storeys

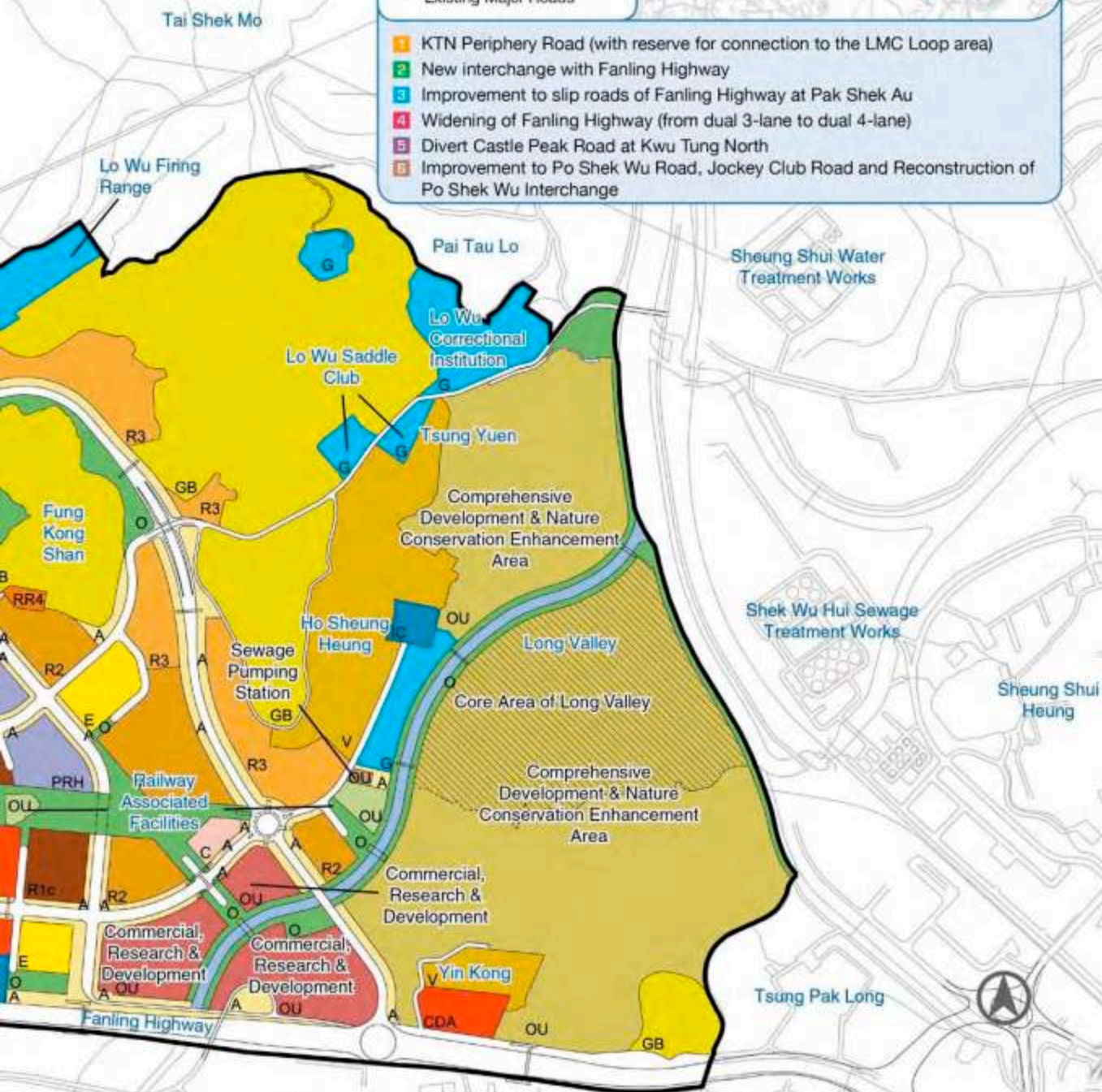
Land Use	Area (Ha)	%
Residential	63	14.0
Government, Institution or Community Uses	51	11.3
Open Space	34	7.6
Commercial	1	0.2
Comprehensive Development Area	7	1.6
Other Specified Uses (Commercial, Research & Development)	16	3.6
Other Specified Uses (Comprehensive Development & Nature Conservation Enhancement Area)	84	18.7
Others	194	43.0
Total	450	100%

Legend

- Proposed NDA Boundary
- Proposed Kwu Tung Railway Station
- Public Rental Housing
- Commercial
- Government (Recreational)
- Government
- Institution and Community
- Educational
- Open Space
- Green Belt
- Residential Zone 1 (with Commercial)
- Residential Zone 2
- Residential Zone 3
- Residential Zone 4
- Amenity
- Village Development Area
- River
- Public Transport Interchange
- Other Specified Uses (Comprehensive Development and Nature Conservation Enhancement Area)
- Other Specified Uses (Commercial, Research & Development)
- Other Specified Uses (Sewage Pumping Station)
- Other Specified Uses (Railway Associated Facilities)
- Comprehensive Development Area
- The Long Valley Ecological Area provides wetland habitat. The area is proposed to be designated as "Comprehensive Development and Nature Conservation Enhancement Area". The "core area" of this zone is of particular importance for wetland birds and supports a high diversity of bird species.



Proposed Road Improvement Works



Kwu Tung North New Development Area

Land Use Profile

The KTN NDA has eight small areas with different characteristics.

- 1 Town Centre:** The design of the proposed Kwu Tung railway station will be integrated with the Town Park and the adjacent Comprehensive Development Area with the provision of a public transport interchange. It will become the core area, with a wide range of retail, entertainment, community and leisure facilities.
- 2 Residential Area:** Medium-density public and private residential areas are located around the proposed Kwu Tung railway station and the Town Park, with schools and open space to create a quality living environment.
- 3 Commercial, Research & Development (R&D) Zone:** A commercial, R&D zone planned along Fanling Highway has the potential to develop into various types of office and hotel uses. It will provide development space to support the six industries of Hong Kong. A piece of land along Fanling Highway will provide indoor community welfare and recreational facilities (including libraries) for residents.
- 4 Long Valley Ecological Area:** Long Valley is designated as "Other Specified Use" annotated "Comprehensive Development and Nature Conservation Enhancement Area" ("OU(CDNCEA)") In order to realise the intention of conserving and enhancing the ecological value and function of the area, to make the best use of land resources, and to achieve a balance between conservation and development needs, consideration will be given to allow low-density development (such as low-density residential, eco-lodge, etc.) that can integrate with the natural ecological environment through private sector participation.
- 5 Rural, Cultural and Conservation District:** The existing indigenous villages (Ho Sheung Heung and Yin Kong) and cultural relics will be preserved. The fung shui woodland of Ho Sheung Heung will be retained as a green belt. To enhance the preservation of cultural resources, a piece of land will be reserved for related facilities such as a museum cum education centre on agricultural development.
- 6 Recreational Belt:** Provision of recreational activities is essential for building a harmonious community. Residents can enjoy recreational facilities within walking distance.
- 7 Public Utilities Zone:** Hospital, police station and fire station will be provided to meet development needs.
- 8 Land Reserve Zone:** Land is reserved for development of related facilities in line with the development of LMC Loop with higher educational facilities as the leading use.



Kwu Tung North NDA Preliminary Landscape Design Plan



CENTRAL PIAZZA

SUNKEN PLAZA AND ENTRANCE OF THE PROPOSED KWU TUNG RAILWAY STATION

CENTRAL PIAZZA



Artist's Impression of Kwu Tung North Town Centre



Photomontage of Kwu Tung North Town Centre

Kwu Tung North New Development Area

Design Characteristics

The distinct town centre design and the green corridors connecting the Long Valley Ecological Area are the two focus areas of the KTN NDA.

- 1 Distinct Town Centre Design:** The town centre is designed to integrate with the proposed Kwu Tung railway station and serve as a focal point of the KTN NDA. The adjacent piazza and the Comprehensive Development Area will be harmonised with each other to create a regional landmark. The commercial buildings along Fanling Highway will also mark the gateway to the KTN NDA.
- 2 Enriched Urban Profile:** The maximum plot ratio has been reduced from the previously proposed 6.5 to 5. A stepped building height and density concept is adopted to enhance spaciousness and to enrich the urban profile. The building height and density will reduce gradually from

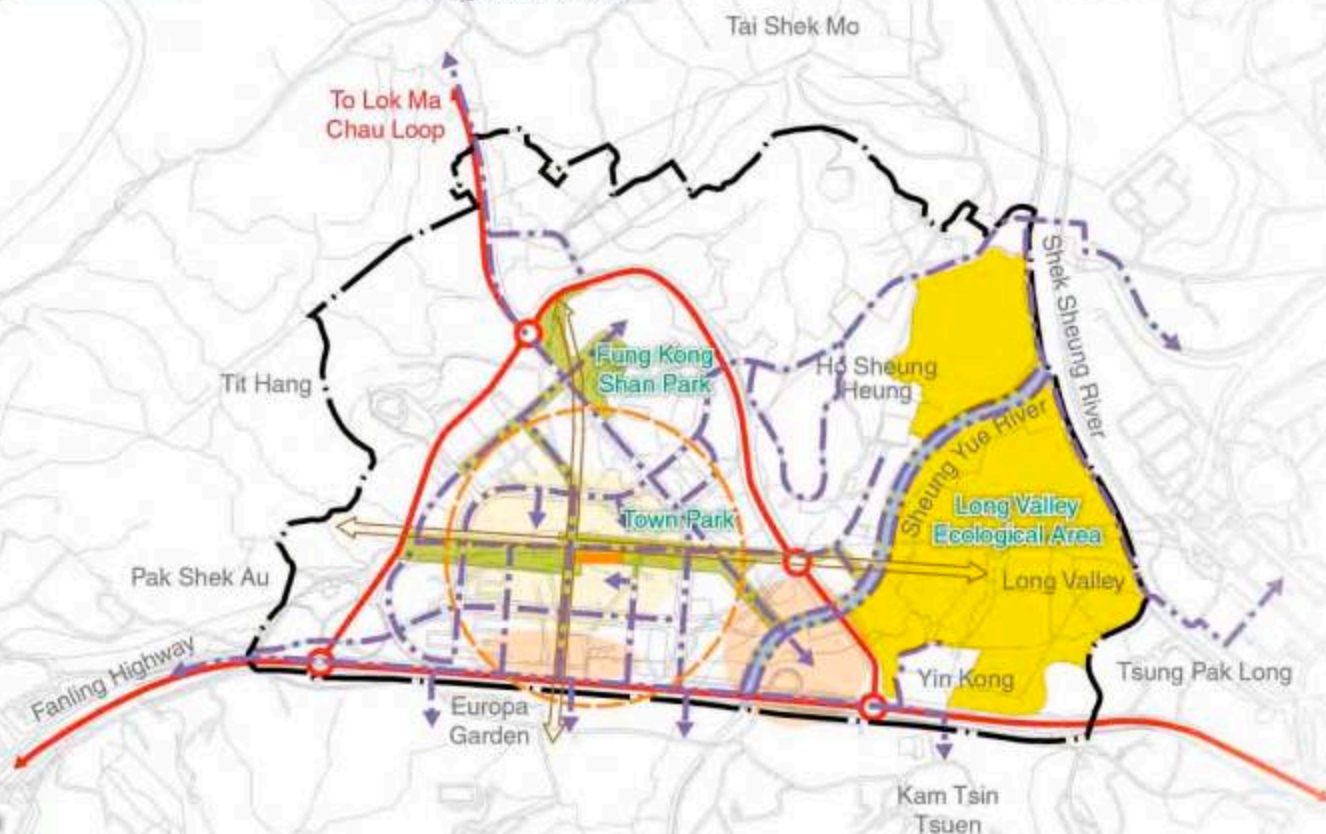
the town centre to the periphery. The building height in the centre will be restricted to not more than 35 storeys. The lower density residential development at the periphery of the KTN NDA will integrate with the existing rural villages and this can help protect the ridgelines and the view of the natural landscape of Fung Kong Shan and Tai Shek Mo.

- 3 Pedestrian-Friendly Environment:** More than 80% of the population will reside within 500m of the proposed Kwu Tung railway station. This will encourage residents to use mass transport and reduce the demand for road traffic. A comprehensive pedestrian network connecting major activity nodes, recreational facilities and green spaces is planned. It will segregate pedestrians from vehicular traffic, provide convenient access, bring in vibrancy to the streets and hence enhance the attractiveness of the pedestrian linkages. A comprehensive cycling track network will also be provided. The main road connecting

Legend

- | | |
|---|---|
| —•— Proposed NDA Boundary | Commercial, Research & Development Area |
| → Major Road | Long Valley Ecological Area |
| → Proposed Cycling Track and Pedestrian Linkages | Open Space |
| → Major Green Corridor, Wind Corridor and View Corridor | 500m Walkable Distance |
| ○ Town Centre | Proposed Kwu Tung Railway Station |
| | River |

Drawing below is not to scale



the KTN NDA with other areas will be constructed on the periphery of the KTN NDA and with the promotion of environmentally-friendly vehicles, noise and air pollution can be reduced. Land will be reserved for a proposed road connecting to the LMC Loop area. In addition, part of the Fanling Highway at Kwu Tung will be widened and the Castle Peak Road (Kwu Tung Section) will be diverted northward accordingly.

- 4 Connecting Long Valley Ecological Area:** Long Valley and the surrounding forest highlands provide a natural setting for the KTN NDA. Public open space and amenity areas account for 21% of the developable land of the KTN NDA. The Town Park stretching from west to east and the pedestrian

area / amenity area running from south to north form bisecting green corridors linking up the residential areas with Long Valley Ecological Area. These corridors will provide an attractive barrier-free walking environment for residents to reach the Long Valley Ecological Area from various locations conveniently.

- 5 View and Wind Corridors:** View corridors can help reduce visual impact associated with development density and wind corridors can improve air ventilation. The above-mentioned bisecting green corridors will bring positive effects in terms of visual and ventilation. In addition, view and wind corridors are preserved from Long Valley to Fung Kong Shan/Tai Shek Mo to allow wider view and provide better air quality for the residents.

Kwu Tung North NDA Townscape Cross-Section



Artist's Impression of Kwu Tung North Town Centre

Fanling North New Development Area PODP

Major Development Concept

The FLN NDA is located next to Ng Tung River which possesses a beautiful scenery with Wah Shan as a backdrop. Thus, the urban design concept is to make the best use of and to beautify the local environment. The FLN NDA will adopt the development theme of a 'Riverside Township' and accommodate mixed residential uses in a linear design layout.

Development Theme	Riverside Township
Major Land Uses	Residential, Government Facilities
Population	Approximately 48,000
Number of Residential Units (Public: Private Housing)	Approximately 17,500 (41:59)
Employment Opportunities	Approximately 6,200
Plot Ratio	1 – 5
Building Height	Maximum Height of 35 Storeys

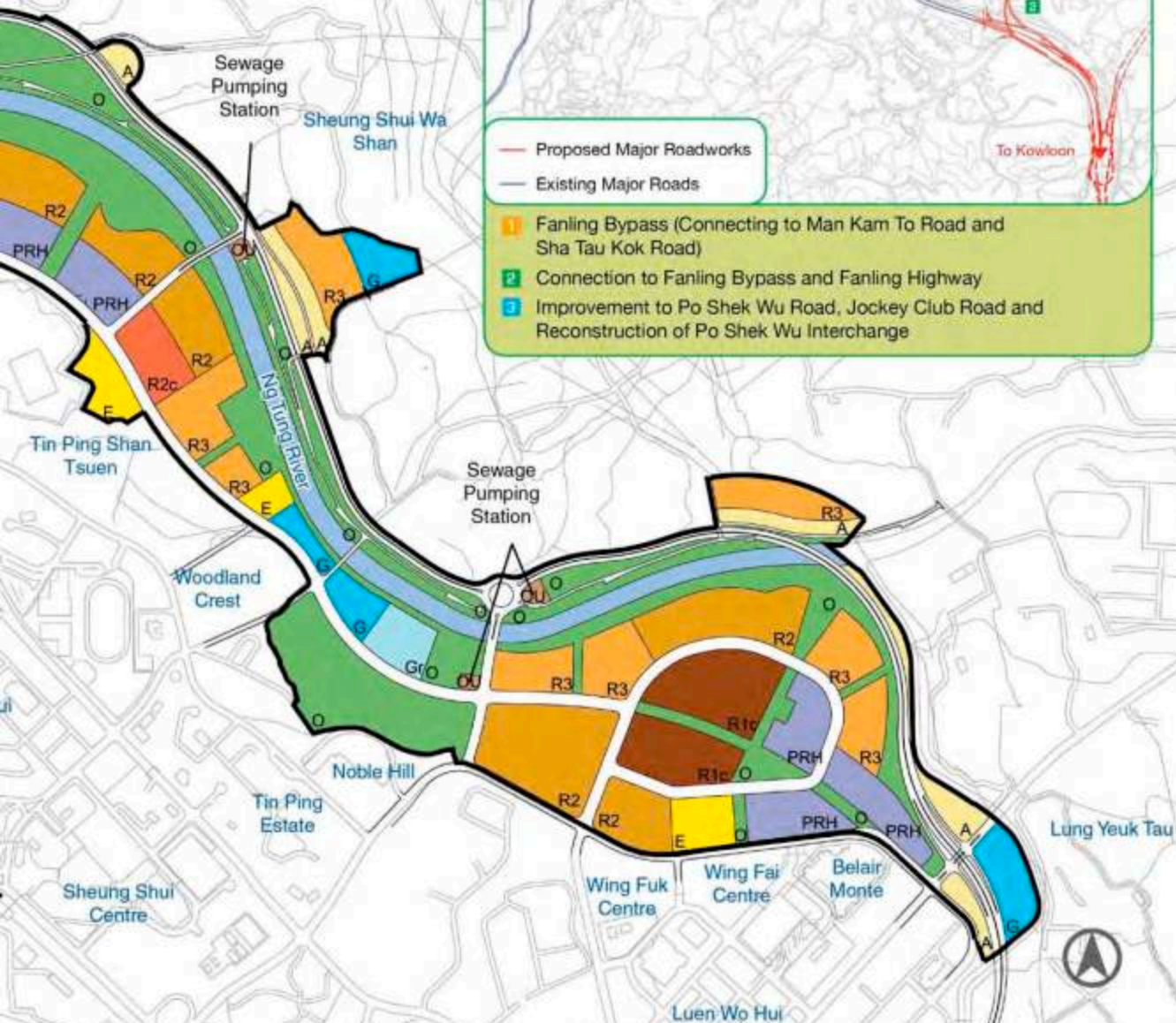
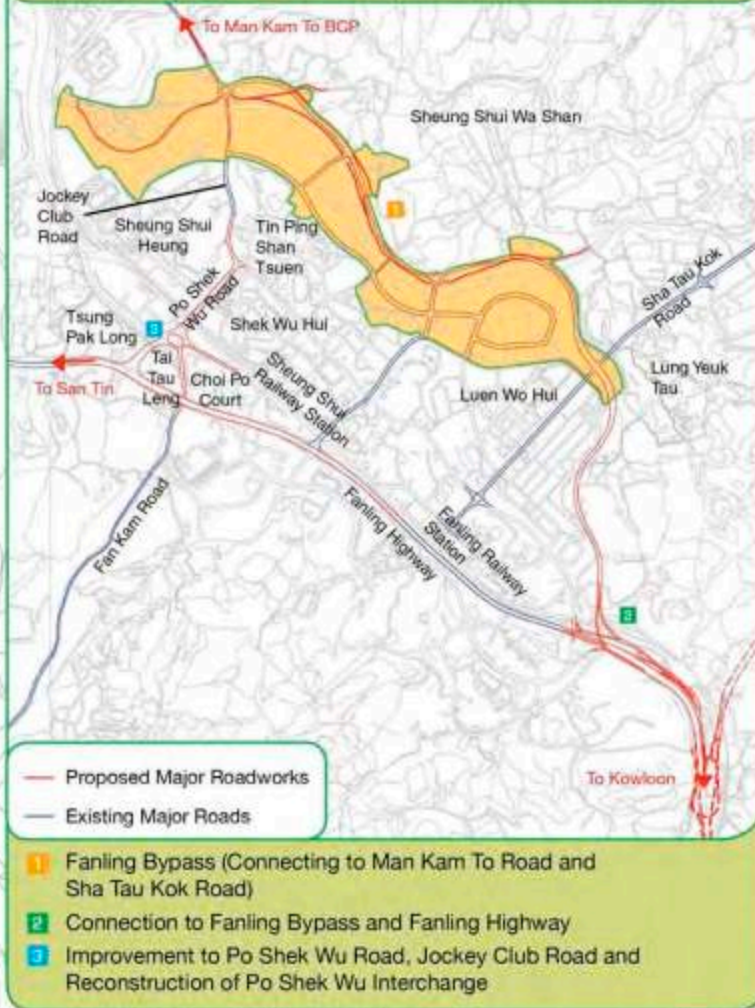
Land Use	Area (Ha)	%
Residential	46	25.6
Government, Institution or Community Uses	25	13.9
Open Space	41	22.8
Other Specified Uses (Port Backup Use)	4	2.2
Others	64	35.5
Total	180	100%

Legend

- Proposed NDA Boundary
- Existing Railway Station
- Residential Zone 1 (with Commercial)
- Residential Zone 2
- Residential Zone 2 (with Commercial)
- Residential Zone 3
- Public Rental Housing
- Government (Recreational)
- Government
- Institution and Community
- Educational
- Open Space
- Other Specified Uses (Port Backup Use)
- Other Specified Uses (Public Transport Depot)
- Other Specified Uses (Sewerage Treatment Plant)
- Other Specified Uses (Sewage Pumping Station)
- Amenity
- River



Proposed Road Improvement Works



Fanling North New Development Area Land Use Profile

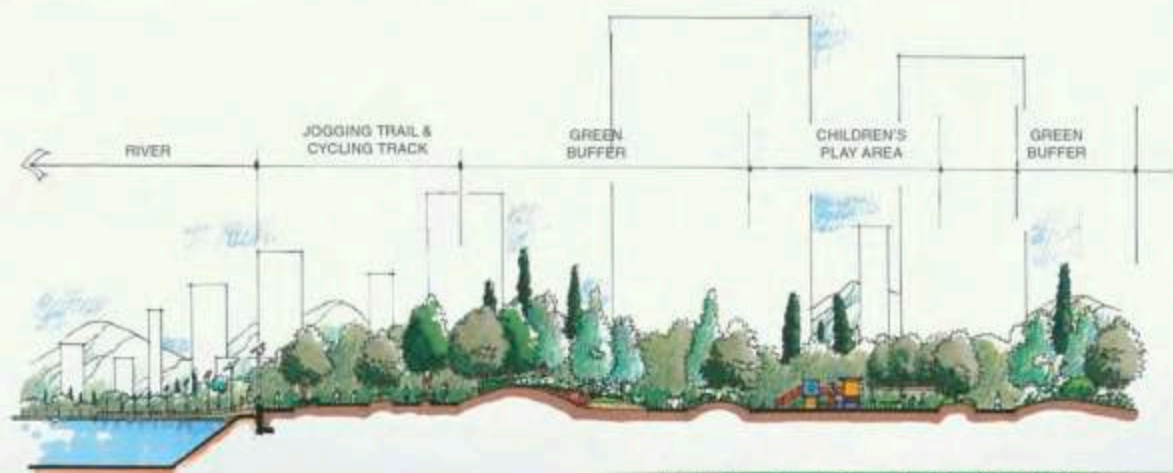
As an extension to Fanling/Sheung Shui New Town, the FLN NDA comprises four small areas with different characteristics:

- 1 Central Residential Area :** The current Ma Shi Po area will become the core area of the FLN NDA and comprise predominately a mix of public and private housing. Schools, retail and community facilities will also be provided to serve the residents.
- 2 Residential Area:** Residential buildings will be developed at the riverside along Ng Tung River. Residents will be able to enjoy the spacious scenic view of the Riverside Park against a green mountain backdrop.
- 3 Civic/Recreational Area:** The current Shek Wu San Tsuen area will be developed into a Central Park providing public open space for the community. There will be social welfare and recreational facilities in the vicinity serving the residents of both the FLN NDA and Fanling/Sheung Shui.
- 4 Government Facilities Zone:** The Shek Wu Hui Sewage Treatment Works and the Sheung Shui Slaughter House are currently located in the western portion of the FLN NDA. This area will be reserved for uses including the future expansion of the Sewage Treatment Works, The Police Driving and Traffic Complex, the Urban Tactical Training Complex, the

Weapon Training Division and the re-provisioning of part of the Ta Kwu Ling Government Farm facilities may also be established within this zone.



Fanling North NDA Preliminary Landscape Design Plan



Artist's Impression of Fanling North Riverside



Photomontage of Fanling North Riverside

Fanling North New Development Area

Design Characteristics

The design for the FLN NDA is to make use of Ng Tung River to shape the architectural profile and to emphasise integration of the existing and new developments to complement the adjacent Sheung Shui New Town.

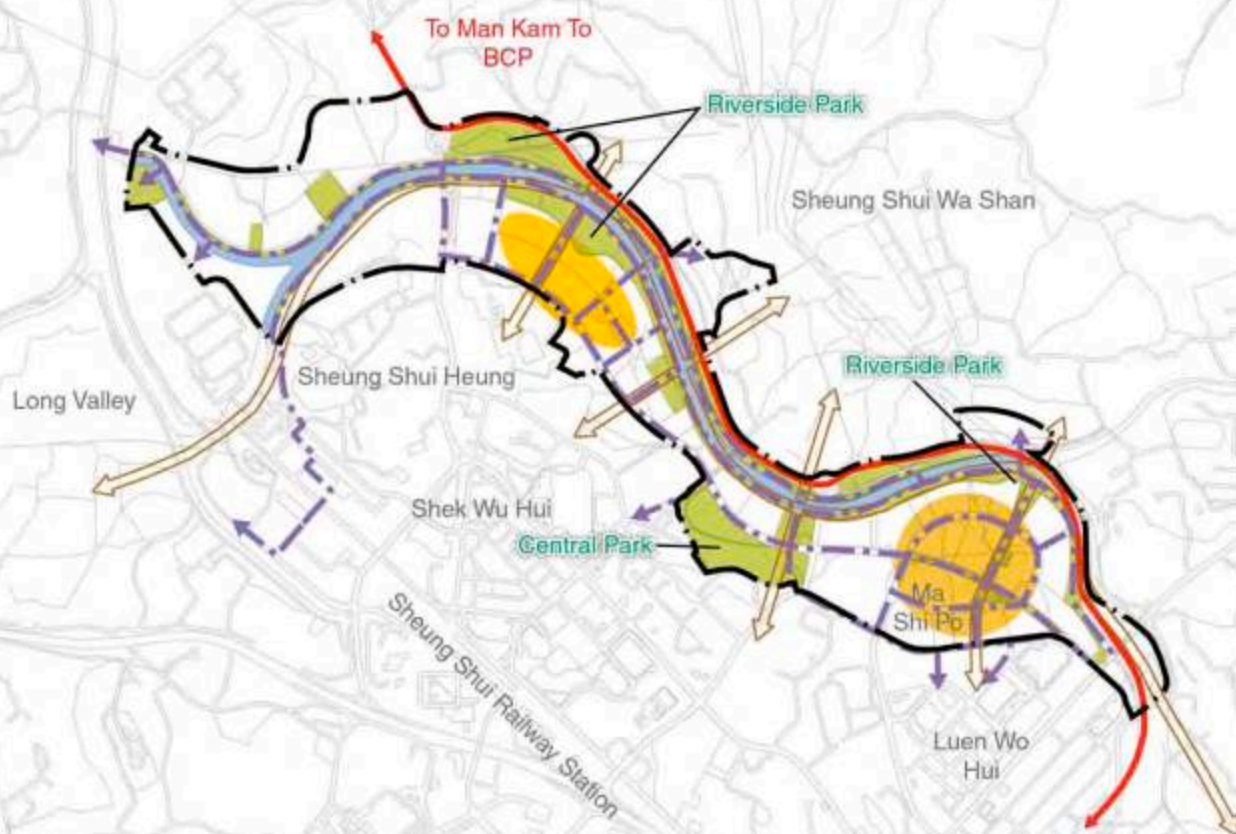
1 Ng Tung River Riverside Park: The Riverside Park built along Ng Tung River is the salient design of the FLN NDA. The Riverside Park will function as a view corridor and wind corridor to protect the long-range views towards Tai Shek Mo and Sheung Shui Wa Shan, as well as to improve air ventilation. Within the Riverside Park, there will be pedestrian walkways and cycling tracks connecting different residential areas to encourage walking and cycling.

2 Connecting Sheung Shui New Town: The Central Park is designed in accordance with the wind direction (i.e. northeast to southwest) to allow the wind to permeate into Sheung Shui New Town, and to provide a green backdrop for visual purpose. The Central Park will become the green gateway of the FLN NDA. Together with the Riverside Park along Ng Tung River, the Parks will form a series of public open spaces so that residents can enjoy the beautiful scenery of Ng Tung River. The public open space and amenity areas account for 28% of the developable land area of the FLN NDA.

Legend

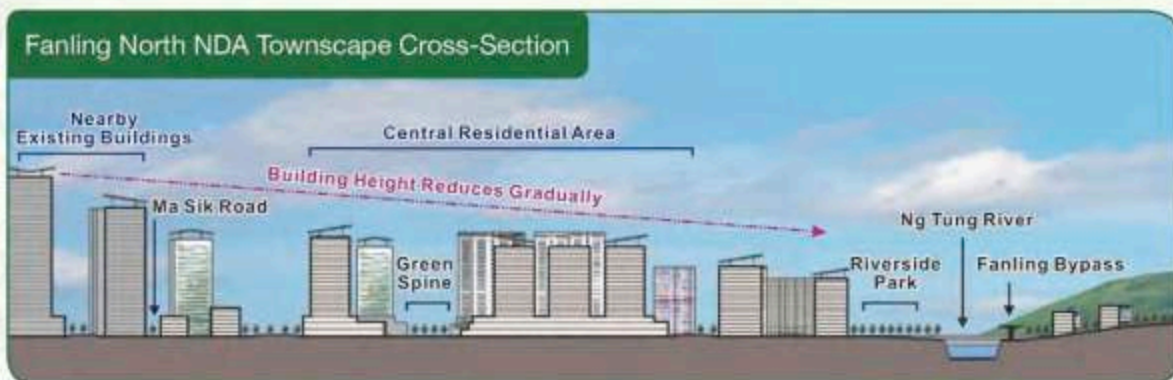
- | | |
|---|--|
|  Proposed NDA Boundary |  Open Space |
|  Major Road |  Central Residential Area |
|  Proposed Cycling Track and Pedestrian Linkages |  Residential Area |
|  Major Green Corridor, Wind Corridor and View Corridor |  River |

Drawing below is not to scale



3 **Riverside Development:** The residential buildings will be built along the Ng Tung River. To blend in with the existing developments in Sheung Shui New Town, the maximum plot ratio has been reduced from the previously proposed 6.5 to 5. A stepped building height and density concept is adopted. Buildings in the two nodes in the east and west will not exceed 35 storeys. The building height and density will gradually reduce from the east and west nodes to the center and from south to north towards the riverside. The lower density developments near the Central Park can allow the natural wind to penetrate into Sheung Shui New Town.

4 **Pedestrian and Road Network:** A comprehensive pedestrian and cycling track network is planned. A main road to the north of Ng Tung River will be constructed, linking Man Kam To and the old areas of Fanling/Sheung Shui. The main road will be constructed along the periphery of the FLN NDA in order to reduce noise and air pollution. Improvement works are proposed for the Po Shek Wu Interchange leading to the Fanling Highway.



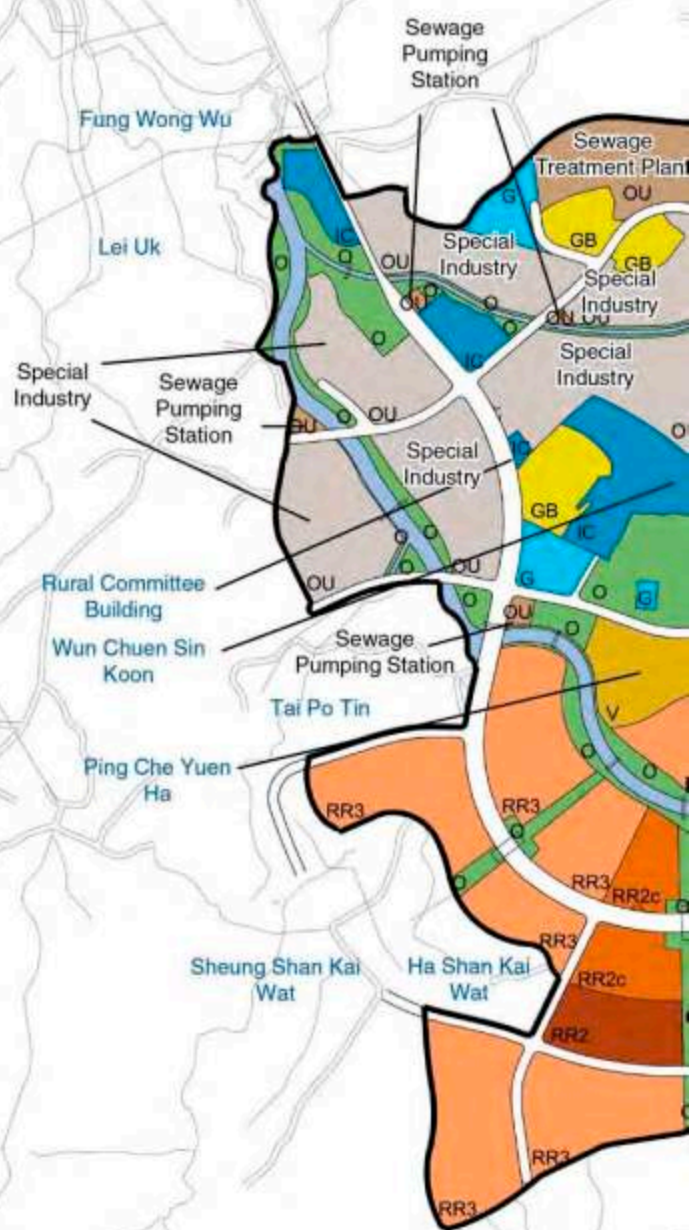
Artist's Impression of Fanling North Riverside

18

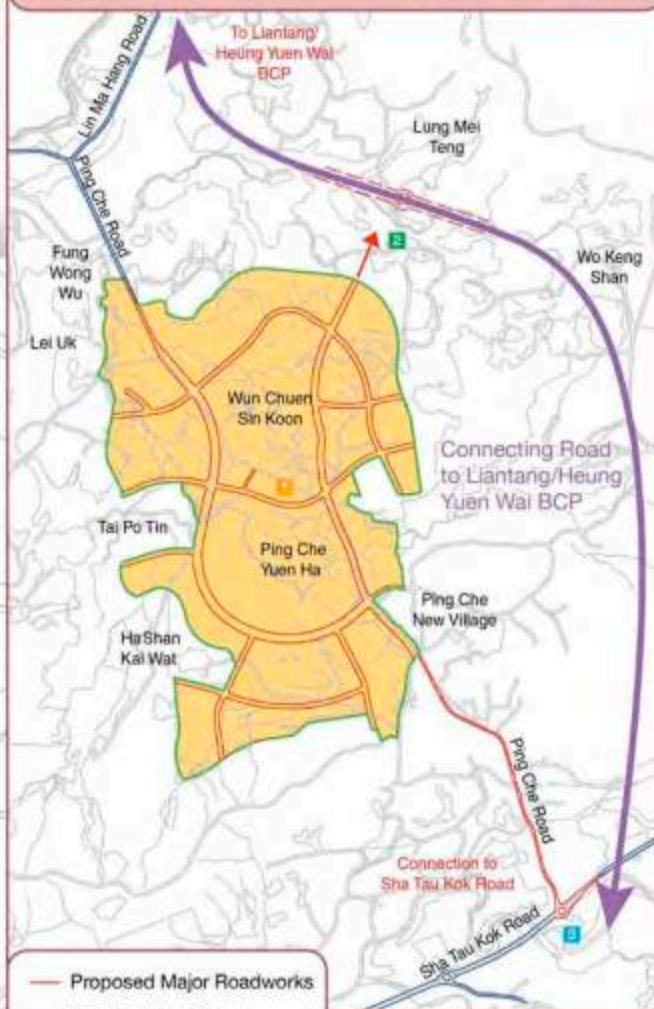
Development Theme	Quality Business/Residential Area
Major Land Uses	Special Industries, Six Industries, Residential
Population	Approximately 18,000
Number of Residential Units (Public; Private Housing)	Approximately 6,500 (0:100)
Employment Opportunities	Approximately 13,000
Plot Ratio	0.75 – 2.5
Building Height	Maximum Height of 10 Storeys

Legend

	Proposed NDA Boundary
	Rural Residential Zone 2
	Rural Residential Zone 2 (with Commercial)
	Rural Residential Zone 3
	Commercial
	Government
	Institution and Community
	Educational
	Open Space
	Green Belt
	Other Specified Uses (Special Industry)
	Other Specified Uses (Sewerage Treatment Plant)
	Other Specified Uses (Sewage Pumping Station)
	Village Development Area
	Amenity
	Drainage/River



Proposed Road Improvement Works



— Proposed Major Roadworks
— Existing Major Roads

- 1 Diversion of a section of Ping Che Road
- 2 Connection to proposed LT/HYW BCP Road
- 3 Improvement at the junction of Sha Tau Kok Road and Ping Che Road



Ping Che/Ta Kwu Ling New Development Area Land Use Profile

The PC/TKL NDA comprises four small areas with different characteristics:

- 1 Special Industries Area:** The northern portion of the PC/TKL NDA will be reserved for high value-added non-polluting special industries, the six industries (including testing and certification services, innovation and technology, cultural and creative industries, environmental industries, etc.) as well as logistic uses. Land within the Special Industries Area will also be reserved for ancillary commercial development.
- 2 Residential Area:** The southern portion will be developed into a medium to low density residential area with a mix of housing types to provide alternative quality living space.
- 3 Cultural Area:** The existing Ping Che Yuen Ha Tsuen, the Rural Committee Office, Caritas Fung Wong Fung Ting Home and Wun Chuen Sin Koon will be preserved. The tree cluster next to Wun Chuen Sin Koon will be maintained as Green Belt.

- 4 Green Recreational Zone:** A Central Park with various recreational facilities will be developed at the location of the existing Ta Kwu Ling Government Farm. The existing stream courses will be enhanced and the river banks will be converted into a continuous riverside promenade to provide green space for leisure/recreational facilities.



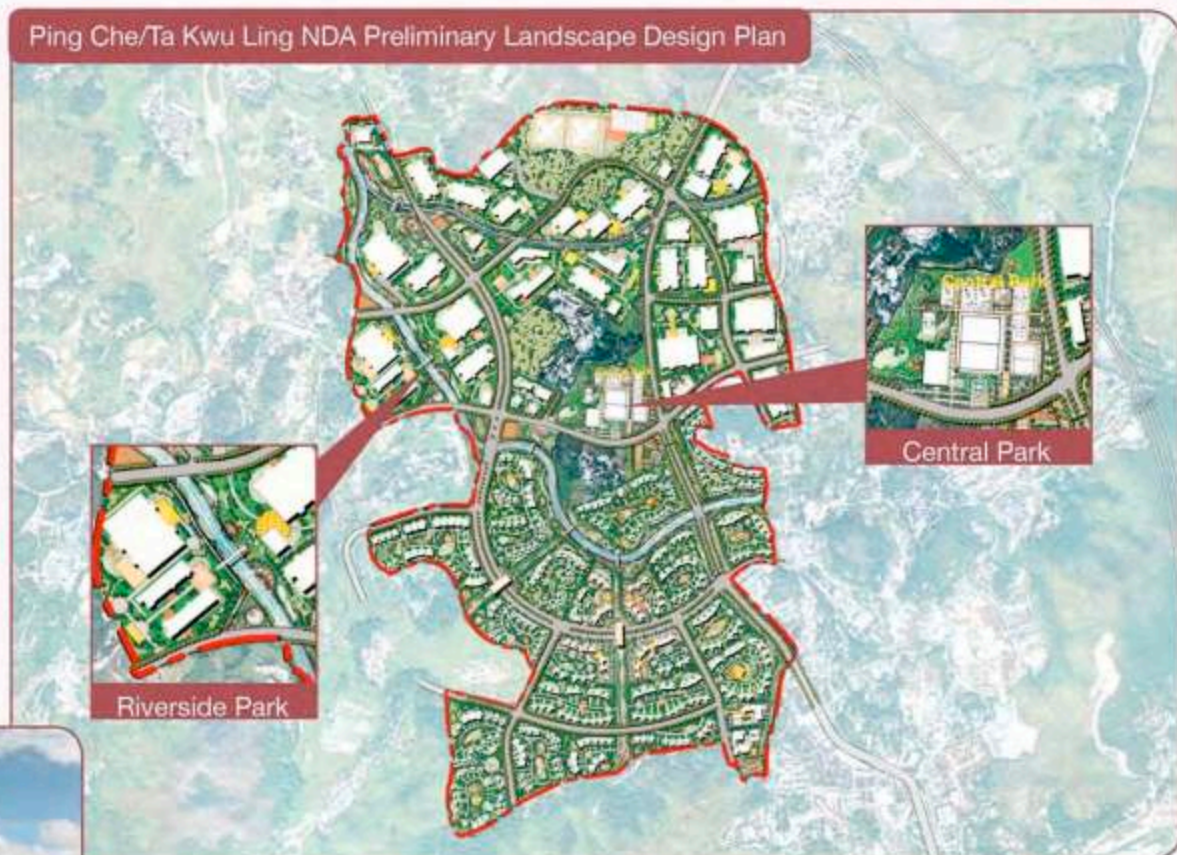
Wun Chuen Sin Koon



Ping Che/Ta Kwu Ling
Existing Condition



Ping Che/Ta Kwu Ling NDA Preliminary Landscape Design Plan



Artist's Impression of
Ping Che/Ta Kwu Ling Riverside



©Camera Vision Studio

Ping Che/Ta Kwu Ling New Development Area Design Characteristics

The design of the PC/TKL NDA is to blend in with the surrounding rural developments and to maintain and improve the existing stream courses within the area.

- Quality Medium To Low Density Development:** To blend in with the surrounding rural developments, the plot ratio will be restricted to not more than 2.5. Using a stepped building height and density concept, the building height of the residential area in the centre will be limited to not more than 10 storeys and the building height in the Special Industries Area will be restricted to not more than 35m. Building heights and densities gradually reduce from the centre to the periphery near the hillside to enhance the feeling of spaciousness.

- Green Environment:** The Central Park located at the location of the existing Ta Kwu Ling Government Farm is the main green space of the PC/TKL NDA. Most of the valuable trees in the existing farm will be preserved. In addition, the design of the drainage channel will make use of the existing stream courses to preserve the original state and ecology of the stream courses. Along the stream courses, there will be amenity and open spaces forming two green corridors running from south to north and from east to west.

Legend

- | | | | |
|-------|---|---|-------------------------|
| —•—•— | Proposed NDA Boundary | ○ | Open Space |
| →→→ | Major Road | ○ | Residential Centre |
| —•—•— | Proposed Cycling Track and Pedestrian Linkages | ○ | Special Industries Area |
| →→→ | Major Green Corridor, Wind Corridor and View Corridor | — | Drainage/River |

Drawing below is not to scale



③ **View Corridors and Wind Corridors:** The two green corridors will serve as the main view and wind corridors of the PC/TKL NDA to enhance the landscape amenity and improve air circulation. As only medium to low density development is planned in the PC/TKL NDA, most of the areas will maintain the scenic view towards Wutongshan in Shenzhen.

④ **Pedestrian and Road Network:** There will be a road linking up the PC/TKL NDA with the Liantang/Heung Yuen Wai BCP road. This will greatly enhance the connectivity of the PC/TKL NDA with other districts. The PC/TKL NDA will also link up with the existing Ping Che Road and Sha Tau Kok Road. Along the two green corridors and main roads, there will be comfortable pedestrian walkways and cycling tracks linking up the entire NDA. This will encourage walking and cycling.



Photomontage of Ping Che/Ta Kwu Ling Residential Area

Feasibility of the Development Proposal and Implementation Arrangement

Technical Assessments

The study consultant has conducted initial technical assessments on traffic and transport, infrastructure, environmental and socio-economic aspects for the PODPs and concluded that the proposals are technically feasible. After collecting public views on the PODPs, our consultant will conduct further technical assessments in formulation of the detailed development proposals. This NDAs development project is a designated project under the Environmental Impact Assessment Ordinance, and so it must comply with the statutory procedures of the Environmental Impact Assessment. In the next stage, we will submit an Environmental Impact Assessment Report to the Director of Environmental Protection and public comments will be invited.

Creating a Sustainable Living Environment

In the next stage, we will further examine the feasibility of various energy-efficient measures, which include the effluent reuse system and the use of renewable energy in all the NDAs, the District Cooling System in the Commercial, Research and Development Zone of the KTN NDA and the Special Industries Area of the PC/TKL NDA, for creating the sustainable living environment. In addition, the green building design (for example, green roof design and vertical greening to reduce the heat island effect and energy efficient and water saving design) can minimise adverse impacts on the environment, reduce the use of natural resources and achieve the target of low carbon emission.

Development Timetable

A development timetable will be set in the next stage of the Study. Drawing on the experiences of other new towns, particular attention will be paid to ensure timely provision of various community facilities in tandem with the population intake of the NDAs.

Implementation Mechanism

More than half of the developable land in the NENT NDAs is privately owned. How to implement the proposals of the NDAs is an important issue and also a matter of public concern. In the Stage One Public Engagement, we invited the public to express their views on the implementation mechanism through discussion on the eight private sector participation approaches.

Concerns about the Affected Persons

Implementation of the NDAs will inevitably affect some of the existing land owners and residents. The Government will have to play an important role in implementing the NDAs, including the resumption of land for the construction of public infrastructure and other supporting facilities. From the public views collected in the Stage One Public Engagement, we understand that some people who might be affected indicated that the Government's prevailing land resumption and compensation arrangements would not be able to meet their demands. We shall carefully deal with the matter and further study the land resumption, compensation and rehousing arrangements with the relevant policy bureaux and Government departments. In any case, according to the prevailing legislation and policy, we shall ensure that the affected residents will get reasonable compensation or resettlement before clearance.

Private Sector Participation

The introduction of private sector participation in implementing NDA proposals will tie in with the objective of early implementation of the NDAs. We shall further explore feasible options under the prevailing legislation and applicable mechanism and in accordance with the principles of fairness, openness and equity. Preliminary studies have shown that Land Pooling and Re-adjustment, Development Share/Convertible Bond and Development Entitlement involve the enactment/amendment of legislation and lengthy consultation and administrative procedures and thus create uncertainty on the development timetable of the NDAs. Other modes such as Land Exchange, Negotiation Approach and Time Limited Approach, may be adopted under appropriate circumstances. The feasibility of other modes will be examined in greater detail. The next stage of the Study will also examine whether priority will be given to any proposals to be developed as Pilot Projects or whether the Government should provide infrastructure to promote private development. Whether the Government will assist in the resumption of problematic land to facilitate private sector participation will require further study, due to the complexity of the processes involved.

Your Views

Your views are very important for our planning works in the next stage to confirm the various land uses for the NDAs. We sincerely invite you to express your views on the Preliminary Outline Development Plans.



Please send your views to the Planning Department or the Civil Engineering and Development Department before **12 January 2010**:

Mailing Address	Planning Department 16/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.	Civil Engineering and Development Department 9/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories.
	(Attn : Studies and Research Section)	(Attn : New Territories North and West Development Office)
Tel	: 2231 4731	2158 5680
Fax	: 2522 8524	2693 2918
E-mail	: srpd@pland.gov.hk	paulng@cedd.gov.hk

For details of the study background, please visit the study website : (<http://www.nentnda.gov.hk/>)

Note:

The names and comments / proposals (except personal information) provided by any individuals or groups to CEDD or PlanD in the course of the Study will be disclosed, either entirely or partially to the public (including disclosure on relevant websites). If you do not wish such information to be disclosed, please advise at the time of submission.

**新界東北新發展區規劃及工程研究 – 第二階段公眾參與
工作坊參加表格**

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

日期：2009年12月12日 Date：12 December 2009
 時間：下午2時至下午5時30分 Time：2 p.m. to 5:30 p.m.
 地點：聯和墟社區會堂 Venue：Luen Wo Hui Community Hall
 新界粉嶺聯和墟 G/F, No. 9 Wo Mun Street,
 和滿街九號地下 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：	

工作坊將會安排三個不同小組討論，請選擇其中一個你有興趣參加的小組，並在適當空格內加上 ✓ 號。

Three discussion groups will be arranged in the workshop. Please select one group you are interested to attend and put a ✓ in the appropriate box below.

1	古洞北新發展區初步發展大綱圖 Kwu Tung North Preliminary Outline Development Plan	
2	粉嶺北新發展區初步發展大綱圖 Fanling North Preliminary Outline Development Plan	
3	坪輦/打鼓嶺新發展區初步發展大綱圖 Ping Che/ Ta Kwu Ling Preliminary Outline Development Plan	

請填妥參加表格並在 2009年12月2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 2 December 2009.

郵遞：香港九龍九龍塘達之路八十號
又一城五樓

傳真：2865 6493

By Fax:

By Post: Level 5, Festival Walk,
80 Tat Chee Avenue,
Kowloon Tong

電郵：hkg.contact-nentnda@arup.com

By Email:

Community Workshop on 12 Dec 2009 (2:00pm-5:30pm)

工作坊於2009年12月12日下午2:00至5:30

