

**Minutes of 1015<sup>th</sup> Meeting of the  
Town Planning Board held on 13.7.2012**

**Present**

Permanent Secretary for Development  
(Planning and Lands)  
Mr. Thomas T.M. Chow

Chairman

Mr. Stanley Y.F. Wong

Vice-chairman

Professor S.C. Wong

Mr. Rock C.N. Chen

Professor Eddie C.M. Hui

Dr. C.P. Lau

Ms. Julia M.K. Lau

Mr. Clarence W.C. Leung

Dr. W.K. Lo

Mr. Roger K.H. Luk

Ms. Anita W.T. Ma

Ms. Bonnie J.Y. Chan

Mr. H.W. Cheung

Mr. Ivan C.S. Fu

Mr. Sunny L.K. Ho

Mr. Lincoln L.H. Huang

Ms. Janice W.M. Lai

Mr. Dominic K.K. Lam

Mr. Patrick H.T. Lau

Ms. Christina M. Lee

Mr. H. F. Leung

Mr. Stephen H.B. Yau

Principal Assistant Secretary for Transport and Housing  
Miss Winnie Wong

Deputy Director of Environmental Protection  
Mr. Benny Y.K. Wong

Assistant Director (2), Home Affairs Department  
Mr. Eric K.S. Hui

Director of Lands  
Mr. C.H.Wong

Director of Planning  
Mr. Jimmy C.F. Leung

Deputy Director of Planning/District  
Miss Ophelia Y.S. Wong

Secretary

**Absent with Apologies**

Mr. Timothy K.W. Ma

Professor Edwin H.W. Chan

Mr. Maurice W.M. Lee

Professor P.P. Ho

Mr. Laurence L.J. Li

Dr. W.K. Yau

Professor K.C. Chau

Dr. Wilton W.T. Fok

**In Attendance**

Assistant Director of Planning/Board  
Ms. Christine K.C. Tse (ag.)

Chief Town Planner/Town Planning Board  
Miss H.Y. Chu (am)  
Mr. Jerry Austin (ag.) (pm)

Senior Town Planner/Town Planning Board  
Ms. Johanna Cheng (am)  
Ms. Caroline Tang (pm)

General

**Agenda Item 3**

[Open Meeting]

North East New Territories New Development Areas - Planning and Engineering Study  
Stage Three Public Engagement  
(TPB Paper No. 9128)

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[The meeting was conducted in Cantonese and English.]

11. Professor S.C. Wong, Mr. Dominic K.K. Lam, Mr. Patrick H.T. Lau and Mr. Ivan C.S. Fu had declared interest in the item as they had current business dealing with Ove Arup and Partners Hong Kong Limited, the consultant of the subject Study. Ms. Janice W.M. Lai had also declared interest in the item as she had current business dealing with ACE Limited, another consultant of the subject Study. As the item was only a briefing to Members as part of the public engagement exercise, Members agreed that the above Members who had declared their interest should be allowed to stay in the meeting and participate in the discussion.

12. The following representatives of the Planning Department (PlanD) and Civil Engineering and Development Department (CEDD) and the consultant team were invited to the meeting at this point:

Ms. Amy Y.M. Cheung	Chief Town Planner / Studies and Research, (CTP/SR), PlanD
Mr. C.M. Li	Senior Town Planner / New Development Areas, PlanD
Mr. M.T. Law	Chief Engineer/Project Division (New Territories North & West, New Territories North and West Development Office, CEDD
Mr. Y.P. Hung	Senior Engineer, New Territories East Development Office, CEDD
Mr. Davis Lee	) Ove Arup and Partners Hong Kong Limited
Ms. Teresa Yeung	)

Mr. Lee Wai Lam            )  
Mr. Leung Yin Cheung    )  
Mr. Thomas Chan           )  
Mr. Geoff Carey           AEC Limited

13.       The Chairman extended a welcome and invited the Study team to brief Members on the Paper. With the aid of a powerpoint presentation, Ms. Amy Y.M. Cheung (CTP/SR, PlanD) made the following main points:

Purpose

- (a)   the purpose of the briefing was to seek Members' views on the Recommended Outline Development Plans (RODPs) formulated for the three new development areas (NDAs) at Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) under the North East New Territories New Development Areas Planning and Engineering Study (the Study);

Public Engagement

- (b)   the Study adopted a three-stage public engagement (PE) programme to foster consensus building. The stage one PE (PE1), completed in early 2009, was to solicit public views on the visions and aspirations for the NDAs. The stage two PE (PE2), completed in early 2010, was to consult the public on the Preliminary Outline Development Plans (PODPs) of the NDAs;
- (c)   the on-going stage three PE (PE3) that was being undertaken between June to August 2012 was to consult the public on the RODPs. The public views received from PE3 would be taken into account in refining the recommended development proposals before finalising the Study;

Recommended Outline Development Plans

- (d)   an overview of the RODPs were summarized as follows:

*Providing Housing Land*

- (i) the NDAs would provide about 150 hectares of housing land supply for a total of 53,800 new residential flats to accommodate a population of about 151,600;

*Promoting Economic Development*

- (ii) taking advantage of their proximity to a number of existing and new boundary control points (BCPs) (including the planned Liantang/Heung Yuen Wai BCP), the Lok Ma Chau Loop and Shenzhen, the NDAs would serve to meet different strategic land use requirements. The NDAs would also provide employment in support of the local needs, including retail, services and community facilities. Over 52,000 new employment opportunities would be created;

*Mixture of Different Housing Types and Timely Provision of Facilities*

- (iii) a balanced housing mix would help create a socially integrated community. Some 43% of the new residential units were planned for public rental housing and the remaining 57% for various types of private housing;
- (iv) land had also been reserved on the RODPs for a comprehensive range of commercial, retail, open space and government, institution or community (GIC) uses. There would be timely provision of sufficient GIC facilities in tandem with the population built-up through a well-coordinated implementation programme;

*Green Living Environment and Conservation of Long Valley*

- (v) a 'green design' planning concept would be adopted to create a

green living environment. A series of energy-saving and carbon reduction strategies in respect of town planning, urban design, transportation and green infrastructure had been developed for the three NDAs;

- (vi) some 37 hectares of land in the core area of Long Valley generally of high ecological value were designated as a Nature Park, to be implemented by the Government, as part and parcel of the NDAs project;

### Implementation Mechanism and Programme

#### *Conventional New Town Approach*

- (e) the conventional new town approach used before for developing the existing new towns, such as the Sha Tin, Fanling/Sheung Shui and Tseung Kwan O new towns, would be adopted for implementing the NDAs. Under this approach, the Government would resume and clear all the private land planned for public works projects, public housing and private developments, carry out site formation works and provide infrastructure before allocating land for various purposes, including disposal of the land planned for private developments in the market. The affected parties would be compensated and/or rehoused according to prevailing government policy;
- (f) this approach would enable synchronisation of various developments with provision of supporting infrastructure and public facilities. It would also ensure balanced development with an appropriate mix of public and private housing, commercial and business uses, open spaces and GIC facilities;

#### *Rehousing Options*

- (g) to help maintain the social fabric of the existing communities and to provide more rehousing options, a site of about 3.2 hectares in the

southwestern part of the KTN NDA had been reserved for development of public housing (which might include subsidised housing subject to further study) to facilitate local rehousing of eligible households affected by the NDAs project;

- (h) the Administration was reviewing the existing compensation and rehousing arrangements with a view to facilitating smooth clearance of sites for implementation of major projects such as the NDAs; and

### *Programme*

- (i) the NDAs would be developed in phases. Upon completion of the required statutory and funding approval procedures, construction works were anticipated to commence in 2017, with the first population intake in 2022. The entire NDAs project was expected to be completed by 2031.

14. At this point, a video about the three NDAs were shown and the key points were summarised as follows:

### Overview

- (a) the development themes, major land uses and key development parameters of each of the NDAs (as detailed in the PE3 Engagement Digest in Enclosure 2 of the Paper) were summarised as follows:

	<b>KTN NDA</b>	<b>FLN NDA</b>	<b>PC/TKL NDA</b>	<b>Total</b>
<b>Development Theme</b>	Mixed Development Node	Riverside Township	Quality Business/ Residential Area	-
<b>Major Land Uses</b>	Residential; Commercial; Research & Development; Long Valley Nature Park	Residential; Government Facilities	Residential; Special Industry; Government Facilities	-
<b>Total Area (ha)</b>	450	166	171	787
<b>Developable Area<sup>(a)</sup> (ha)</b>	251 (56%)	129 (78%)	153 (90%)	533 (68%)



	<b>KTN NDA</b>	<b>FLN NDA</b>	<b>PC/TKL NDA</b>	<b>Total</b>
<b>(% Total)</b>				
<b>New Population<sup>(b)</sup></b>	81,900	52,100	17,600	151,600
<b>New Residential Units</b>	28,700	18,600	6,500	53,800
<b>Housing Mix (Public:Private)</b>	55:45	39:61	0:100	43:57
<b>Plot Ratio</b>	2 – 5	2 – 5	0.75 – 2.5	-
<b>Maximum Height</b>	35 storeys	35 storeys	10 storeys Special Industry: 35m	-
<b>New Employment</b>	35,400	6,000	10,700	52,100

- (a) Referring to areas with new developments on the RODPs, excluding areas zoned “Village Type Development”, “Conservation Area”, “Green Belt”, “Agriculture” and “River Channel”, as well as those already occupied by existing/committed developments which have to be retained in future.
- (b) Excluding those in indigenous villages and existing/committed developments.

#### Kwu Tung North NDA

- (b) the key features of the KTN NDA were:
- (i) the KTN NDA would be developed into a “Mixed Development Node” with a mix of commercial, residential and research and development uses as well as ecological conservation;
  - (ii) higher-density public and private residential developments, and community, social welfare and open space facilities would be concentrated around the planned Kwu Tung railway station and the Town Park;
  - (iii) a cluster of “Commercial, Research and Development” sites along Fanling Highway had the potential to be developed into various

types of office and research uses. It would provide development spaces to support the Six Industries that Hong Kong enjoyed clear advantage, i.e. testing and certification services, medical services, innovation and technology, cultural and creative industries, environmental industries and education services (the Six Industries). Two sites in the northern part of the NDA were earmarked for “Research and Development” uses to support the Lok Ma Chau Loop development;

- (iv) within the NDA, there would also be a variety of recreational facilities such as sports ground, swimming pool, library, schools, and other community and social welfare facilities;
- (v) Long Valley was designated as a Nature Park to protect its ecologically important environment. It would function as a ‘green lung’ and contribute to the creation of a quality living environment; and
- (vi) major roads at the periphery of the NDA and the comprehensive pedestrian and cycle track network would create a car-free environment in the town centre;

#### Fanling North NDA

- (c) the key features of the FLN NDA were:
  - (i) the FLN NDA would be developed into a "Riverside Township" with a comfortable living environment and sufficient community facilities;
  - (ii) the NDA would be located along the Ng Tung River, which had magnificent riverside scenery and hilly backdrop. The river banks of Ng Tung River would be developed into a unique riverside promenade. Four green spines were designed to link up with the

riverside open space. The green spines would also serve as the major view corridors and breezeways;

- (iii) low-density residential developments were proposed in the northern side of Ng Tung River to integrate with the surrounding rural setting. In the two residential areas in the eastern and western parts of the NDA, there would be public and private housing, retail and community facilities and public transport interchanges;
- (iv) a Central Park, an indoor recreation centre and various social welfare facilities would be developed between the two residential areas for common use by residents of the new and existing communities;
- (v) infrastructure such as the sewage treatment works extension and police training facilities would be developed in the western end of the NDA. They would be suitably separated from the residential areas; and
- (vi) the comprehensive pedestrian and cycle track network along the riverside promenade and open space would connect the major activity nodes within the NDA;

#### Ping Che / Ta Kwu Ling NDA

- (d) the key features of the PC/TKL NDA were:
  - (i) the PC/TKL NDA would be developed into a "Quality Business/Residential Area", providing development spaces for special industries and the Six Industries, as well as medium and low-density residential developments;
  - (ii) in the northern part of the NDA, land was reserved for high-value

added and non-polluting special industries and the Six Industries. The sewage treatment works and district cooling system plant would be located at the northern end of the NDA;

- (iii) the southern part would be a medium to low-density residential area with retail and community facilities;
- (iv) the central part was for an open space and cultural area, comprising the existing Ping Che Yuen Ha Village, Wun Chuen Sin Kwoon, the new Central Park and a commercial development with public transport interchange;
- (v) promenades would be provided along Ping Yuen River and Shui Hau River. The promenade along Ping Yuen River would be connected to the shopping street in the south. The Central Park could be accessed through the shopping streets and promenade; and
- (vi) pedestrian walkways and cycle tracks would be provided along green corridors and major roads to encourage walking and cycling;

#### Improving Transport Network and Better Linkage with the Mainland

- (e) the three NDAs would be connected to different parts of Hong Kong and Shenzhen through a comprehensive transport network comprising the following:
  - (i) the planned Kwu Tung railway station on the Lok Ma Chau Spur Line would enhance the accessibility of the Kwu Tung area, serving the new residents in the NDA and also the existing residents in the nearby areas;
  - (ii) in the KTN NDA, an outer ring road was proposed to connect Fanling Highway at the east and west ends. Land was also reserved for a proposed road connecting to the Lok Ma Chau Loop

development;

- (iii) in the FLN NDA, the proposed Fanling Bypass (between Fanling Highway near Wo Hop Shek Interchange and Man Kam To Road) could help improve the traffic condition in the Fanling and Sheung Shui area;
- (iv) in the PC/TKL NDA, a new road would be constructed to link to the planned Liantang/Heung Yuen Wai BCP connecting road to provide convenient and direct connection to Shenzhen; and
- (v) a comprehensive pedestrian and cycle track network would be provided to connect the three NDAs, Fanling/Sheung Shui New Town and the North New Territories cycle tracks currently under construction;

#### Green Initiatives

- (f) a wide range of infrastructure and community and recreational facilities would be provided promptly. A number of green initiatives such as the reuse of treated sewage for non-potable purposes and district cooling systems for non-domestic developments were proposed; and

#### Technical Assessments

- (g) detailed technical assessments (including environmental, engineering, sustainability, and air ventilation assessments) had been carried out to examine the feasibility of the proposals in the RODPs. The technical assessments confirmed that the NDAs project was technically feasible and would comply with the statutory requirements under the Environmental Impact Assessment (EIA) Ordinance.

## Discussion Session

15. Pertaining to specific issues, the Chairman and Members provided comments and asked questions about the following matters:

### Development Intensity

- (a) in view of the demand for more housing land in the territory, the proposed plot ratios (PRs) in the three NDAs appeared to be on the low side. What was the rationale for the proposed PRs?

### Options for Rehousing

- (b) the reservation of a site within the NDA to provide an option for local rehousing was supported. However, multi-storey residential developments might not meet the needs of affected residents who might wish to continue farming or live in rural type housing. Had consideration been given to provide different types of housing for the affected residents?

### Employment Opportunities and Special Industry Area

- (c) how many of the 52,000 employment opportunities would be for the planned special industries (taken to mean high-value added and non-polluting industries)? What proportion of the planned employment opportunities would be taken up by local residents of the NDAs?
- (d) what was the basis for reserving sites for 'Special Industries' and 'Research and Development' in the NDAs?
- (e) with regard to the experience in Tin Shui Wai, people moved into the new town before businesses / industries were well established. This had led to a lack of employment opportunities for residents and created grievances. For the NDAs, would it be possible to first establish the

businesses / industries in the area before population in-take?

- (f) the zonings in the future outline zoning plans should provide sufficient flexibility for implementation of the special industry area;
- (g) what assumptions were adopted in the EIA to assess the environmental impact of the special industries?

#### External Transport Connections

- (h) as a large proportion of workers would not live in the NDAs, the Study should give careful consideration to the timely and adequate provision of transport infrastructure to support the daily commuting needs of workers;
- (i) many of the future residents of the NDAs would commute south (to the urban areas) or north (to Mainland) to work in future. What were the transport plans to serve such needs of the workers?

#### Specific NDAs

- (j) the FLN NDA should be planned as an extension of the existing community in Sheung Shui and not as another 'stand-alone' new town;
- (k) what was the rationale for the layout of the PT/TKL NDA where the special industries were planned in the north and the residential communities were planned in the south? Was the Central Park intended to be a buffer between the industrial and residential uses? Should more open space be provided within the residential communities to serve the residents?
- (l) there were rivers in each of the NDAs. These local natural resources should be better utilized to create special identity for the NDAs. In the FLN NDA, residential uses or promenade for leisure / recreation were planned along the river. However, in the PC/TKL NDA, special

industries and sewage treatment works were planned along the river. What was the planning rationale behind the land use planning concept?

#### Long Valley and Ecological Impacts

- (m) the designation of Long Valley as a 'Nature Park' was supported. Other than Long Valley, what other ecological aspects had the study assessed?
- (n) the Chairman said that Long Valley was one of the 12 priority sites identified for enhanced conservation under the Environment Bureau's New Nature Conservation Policy, through new measures of management agreement with private landowners or public-private partnership. While the current proposal for the Nature Park at Long Valley would be implemented through land resumption, the enhanced conservation of other priority sites would continue to be pursued according to the New Nature Conservation Policy. The Nature Park at Long Valley was a special case as it was one of the mitigation measures proposed to compensate for wetland habitats affected by the NDAs project;
- (o) the Chairman said that the ecological value of wetland in Long Valley was due to active use of the land for wet agriculture. He asked what measures would be adopted to ensure continuation of wet agriculture to sustain the ecological value of Long Valley;

#### Green Infrastructure

- (p) the so-called green infrastructure such as district cooling, landscaping or concrete-paved river channel were only 'grey infrastructure'. True green infrastructure should aim to organically revert the land or water bodies back to their natural state to enhance their ecological value;

#### Provision of Social Welfare and Educational Facilities

- (q) in the Tin Shui Wai experience, the main social problems were due to



residents failing to adapt in a new community. There should be provision of social welfare facilities to cater for such needs in the NDAs;

- (r) what was the approach for provision of some less 'neighbour friendly' social welfare facilities, such as mental rehabilitation centres, in the NDAs?
- (s) there had been concerns on inadequate school places in the North district to serve local students because school places were taken up by children who commuted daily from the Mainland to Hong Kong for schooling. Was there any discussion with the Education Bureau to provide more schools in the NDAs to meet such demand as well as the demand for school places from children of non-Hong Kong resident parents?

16. Ms. Amy Cheung (CTP/SR, PlanD) and the consultants (Ms. Teresa Yeung, Mr. Davis Lee and Mr. Geoff Carey) provided the following responses to the questions:

Development Intensity

- (a) for KTN NDA, a maximum PR of 5 was adopted for developments around the planned Kwu Tung railway station. For sites at the periphery of the NDA, the PRs of the 'Residential Zone 2' and 'Residential Zone 3' sites were 3.5 and 2 respectively. For FLN NDA, a maximum PR of 5 was adopted for the two main residential areas. These development intensities proposed in the NDAs had taken into account various planning, engineering and environmental considerations and were similar to those in the existing Shatin, Fanling/Sheung Shui and Tai Po new towns;
- (b) for the PC/TKL NDA which was not served by mass transit railway system, lower PRs of 0.75 to 2.1 for 'Rural Residential Zone 2' and 'Rural Residential Zone 3' were proposed based on the capacity of the currently planned infrastructure. There would be scope to increase the development intensities should the proposed long-term extension of the

Northern Link come into fruition in the light of the results of the review and update of the Railway Development Strategy 2000 currently in progress;

#### Options for Rehousing

- (c) the residents affected by the NDAs projects would be compensated and / or rehoused according to the prevailing government policy. For local rehousing of eligible affected households, a site of about 3.2 hectares was reserved in the southwestern part of the KTN NDA for high-rise public rental housing. In addition, land had been reserved near the existing indigenous villages for low-density housing development, which might be used for reprovisioning the affected village houses/building lots under the Village Removal Terms;
- (d) there was existing policy on agricultural rehabilitation to support households who wished to continue farming, and land had been reserved for agriculture purpose in the KTN and FLN NDAs;

#### Employment Opportunities and Special Industry Area

- (e) according to the assumption adopted in the Study, about half of the 52,000 planned employment opportunities would be generated by the special industries as well as commercial, research and development uses planned in the KTN and PC/TKL NDAs. It was not possible to know how many of the planned employment opportunities would be taken up by residents in the NDAs. However, the employment opportunities provided by the supporting commercial uses (such as shops and eating places) as well as the government uses would more likely be taken up by local residents. To attract more workers of the planned special industries to reside in the NDAs, a variety of housing types had been planned;
- (f) reservation of land for the Six Industries was in line with the

Government's policy and would promote the long-term development of Hong Kong. There was currently high occupancy rate of over 90% in the three existing Industrial Estates, hence there was a clear demand for more floor space for special industries. The PC/TKL NDA was suitable for development of a special industry area because it had the locational advantage of being in proximity to the planned Liantang/Heung Yuen Wai BCP;

- (g) it might not be appropriate to only establish business / industries without residents in the NDAs or vice versa, as the establishment of business / industries and population in-take should be implemented in parallel. Otherwise, it would lead to imbalance of development;
- (h) the comment that the land use zoning should provide sufficient flexibility for implementation of the special industries was noted and would be taken into account in the preparation of OZPs;
- (i) the assumptions adopted in the EIA for assessing the potential impacts from the special industries were in accordance with the requirements of the Environmental Protection Department's Technical Memorandum;
- (j) there would also be employment opportunities outside and in the vicinity of the NDAs. This included the Lok Ma Chau Loop development located to the north of the KTN NDA, which was planned for higher education, hi-tech research and development, and cultural and creative industries. As the Lok Ma Chau Loop development would provide about 29,000 employment opportunities and there was no residential development, workers there might choose to reside in the NDAs;

#### External Transport Connections

- (k) the KTN NDA would be served by the planned Kwu Tung railway station on the Lok Ma Chau Spur Line. The FLN and PC/TKL NDAs would be served by feeder services to the existing Fanling and Sheung Shui

railway stations. Hence, there would be adequate rail connections to link up the NDAs with the urban areas to serve commuting needs of workers and residents;

### Specific NDAs

#### *FLN NDA*

- (l) the FLN NDA was planned as an extension of the Sheung Shui New Town. There would be planned pedestrian and vehicular connections to the existing Sheung Shui and Fanling railway stations. A Town Park and various social welfare and recreational facilities would be developed to the immediate north of the existing new town and between the two residential areas of the NDA for use by residents of both the new and existing communities. The Town Park would also serve as a visual corridor to the mountain backdrop and enhance air ventilation in the area;

#### *PC/TKL NDA*

- (m) with regard to the layout of the PC/TKL NDA, the special industry area was planned in the north because it would provide more direct access to / from the planned Liantang / Heung Yuen Wai BCP to its north. This would reduce traffic generated by the special industries from entering the residential neighbourhood in the southern portion of the NDA;
- (n) the Central Park would provide a buffer between the special industries and the residential communities to minimize any potential interface problem. Nevertheless, the Central Park was conveniently located to serve both the workers and residents;
- (o) other than the Central Park, local open space would be provided within the residential communities to serve the residents in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG). In addition, green corridors had been designated to provide connections between the

residential communities and the Central Park;

- (p) in the PC/TKL NDA, there were two rivers. The Shui Hau River was in the north of the NDA and the special industry area was planned along this river. This was intended to create a pleasant work environment for the workers and visitors. The Ping Yuen River was located in the south of the NDA and riverside promenade and residential sites were planned along this river;

#### Long Valley and Ecological Impacts

- (q) an ecological impact assessment was under preparation as part of the EIA to comprehensively assess the ecological impacts of the NDAs project. Long Valley was proposed to be designated as a 'Nature Park' with three complementary objectives of enhancing its ecological value, preserving it as cultural and education resources (in particular, about wet agriculture) and compensating for the loss of wetland habitats arising from the NDAs project. In addition, comprehensive planting of woodland and other landscape mitigation measures would be provided to compensate for areas affected by the NDAs project;
- (r) not all of the land in Long Valley had high ecological value, and the Study proposed to designate 37 hectares of land in the core area of Long Valley generally of high ecological value as a Nature Park. Through proper management, the ecological value of Long Valley which was generally related to its long-term use for wet agriculture could be further enhanced. Some areas were zoned 'Agriculture' to the north and south of the Nature Park to allow continuation of the current farming use, especially wet agriculture;
- (s) Long Valley had been fairly accessible to the public and disturbance to the ecology due to public access should not be a concern. According to the conceptual plan for the Nature Park, there would be different levels of public access in accordance with the ecological value of the areas;

### Green Infrastructure

- (t) it was recommended that the ecological value of the rivers in the NDAs be enhanced. Green corridors were proposed along the river banks and the river channels would be grasscrete paved;

### Provision of Social Welfare and Educational Facilities

- (u) the timely provision of sufficient GIC facilities in tandem with the in-take of population was recognised to be very important and this would be ensured through a well-coordinated implementation programme. The Social Welfare Department had also provided advice on the type of facilities that should be provided in the NDAs;
- (v) there were different types of GIC sites. Some were stand-alone sites, while others were provided within residential developments. The GIC sites to accommodate the less 'neighbour friendly' social welfare facilities would need to be carefully considered; and
- (w) the number of schools planned in the NDAs were currently based on the requirements laid down in the HKPSG. The Education Bureau had not requested for reservation of additional school sites. However, there were some undesignated GIC sites in the area which would provide flexibility for more schools should such demand arise in future.

17. As Members had no further questions / comments on the Study, the Vice-chairman thanked the Study team for the briefing. The representatives of PlanD and the consultants left the meeting at this point.

[Dr. W.K. Lo left the meeting and the Chairman and Ms. Julia M.K. Lau left the meeting temporarily during the question session.]