

**Gist of Discussions of the Planning Sub-Committee (PSC) of
the Land and Development Advisory Committee (LDAC)**

Date: 6 September 2012 (Thursday)

Time: 9:30 a.m.

Venue: Room 1707, 17/F, North Point Government Offices

General

- Individual members indicated support for the NDAs for the following reasons:
 - HK 2030 Study recommended the decentralised approach to provide housing land for additional population by 2030.
 - NDAs could help promote development and supply housing land.

Inter-city planning

- Inter-city connections should be enhanced via transport link with Lo Wu.
- The NDAs were gateways to Shenzhen especially KTN. As such, more land should be designated for commercial and retailing uses.
- There should be abundant hotel and retail facilities in the NDAs as well as schools for cross-boundary students.

Design of NDA

- Pedestrian walkways and cycle tracks planned for the NDAs should connect with neighbouring areas.
- Need for landmark building in NDAs, smaller land plots to allow more small developers to participate in the development process, and higher PR to meet long term need.
- Suitability of G/IC sites fronting Fanling Highway at KTN NDA should be considered.
- Percentage of land reserved for the Six Industries should be increased.
- Supported land reservation at the NDAs for the Six Industries as Science Park had very good take-up rates. Views from representatives of the Six Industries on the land reservation might be relevant.
- The eventual mix and types of uses to be developed in the Commercial, Research and Development (CRD) zone at the centre of the KTN NDA was uncertain at this stage. This might be why some newspapers queried that the NDA was intended for commercial development benefitting only Mainland visitors. Some research institutions might not provide many jobs. Also, as research was a generic term, and some research undertakings might not be entirely environmentally friendly. It would require careful development control measures, and lease conditions to ensure that the building form and operations would be compatible with the commercial and residential developments in this town centre area.
- Housing mix of FLN NDA as its residents would share facilities of existing Fanling New Town.

- A member queried whether the proposed private housing developments at PC/TKL NDA were to meet housing needs in Hong Kong in general and whether they would be commensurate with the requirements of the working population in that area.

Transport Network

- Regarding the PC/TKL area, it was not clear whether public transport and access from the main urban areas would be adequately provided.

Implementation

- It was regretted that the NDA development, which had undertaken wide consultation in early 2000's, was shelved. A member supported early implementation of the NDAs as well as the increase in development intensity of residential sites.
- Regarding implementation mechanisms, there were advantages in both the Conventional New Town Approach (CNTA) as well as the Private Sector Participation (PSP) approach. Thus, a member wished to see a mixed approach be adopted in dealing with different parts of the planned areas, in order to produce the optimal result and deliver the result efficiently and expeditiously, to the best of public interest.
- A member supported the PSP approach for NDA development and said that developers had acquired land on the assumption that Government would provide basic infrastructure and developers would undertake development on their own. The member further objected to the proposed implementation approach involving 100% resumption which deviated from the approach previously used in the development of existing new towns where land entitlement was respected through the Letters A and B system and at the same time, land exchange/lease modification would be allowed. Private sector's investment should be respected.
- A member had no strong view on CNTA.
- Future development should allow more developers to participate.

Green Initiative

- The proposed green infrastructure, including the open space networks and connections, had integrated with the existing landscape context and the riverside of FLN NDA was one of the good examples.

Farming

- On land resumption, agriculture and rural lifestyle were important and they should be given opportunities in the planning of NDAs. A member asked whether sites had been reserved for community farming.
- Displaced farmers might be resettled to areas in proximity to NDAs to continue farming as they could use the nearby facilities and NDAs would provide a market for farm products.
- Land could be reserved for agriculture use to allow continuation of genuine farming activities.