

**Agreement No. CE 61/2007**  
**North East New Territories New Development Areas**  
**Planning and Engineering Study - Investigation**

**Gist of Meeting with Members of the Hong Kong Institute of Planners, The Hong Kong**  
**Institute of Landscape Architects and Hong Kong Institute of Urban Design**  
**on 9 August 2012**

**Date** : 9 August 2012 (Thur)  
**Time** : 6:45pm  
**Venue** : HKIP Premises, Room 804, Stanhope House, 734-738 King's Road, Quarry Bay

**Overall strategic development concept:**

- Supported the NDA project and the proposed environmental friendly measures;
- Building a sustainable neighbourhood should be one of the Study objectives;
- Given that there would be an increase of more than 1.4 million people by 2030, but the NDAs would only accommodate about 150,000 people, a participant queried how the additional population could be accommodated; and
- The NDA proposal was considered costly, and will have adverse financial implications to the HKSAR Government. Measures to reduce the resumption cost and hence government spending should be critically examined.

**Land Resumption, Compensation and Rehousing/Re-provisioning**

- Questioned whether the government had examined thoroughly the difficulties in the implementation. There could be legal challenges to resumption of private land for private development;
- The Government should provide better compensation and rehousing arrangement to the affected residents as the rent and property price in the surrounding areas might not be affordable to them; and
- The Government should provide more choices to the affected farmers who might find it difficult to obtain another piece of farmland.

**Land uses and urban design:**

- Each NDA should have its own identity, taking into account various urban design considerations;
- The building layout and urban form of the developments in the NDAs should be more innovative and flexible so that a model could be set for future development of Hong Kong; and
- More creative design along Ng Tung River is required, with different building profiles and set back to create interesting public spaces.

**Ecology and Environmental Conservation:**

- The Old and Valuable Trees along Fanling Highway should be protected; and

- Information on the existing significant landscape features/characters, significant impacts on landscape features/characters and mitigation measures to alleviate any impacts should be included in the PE digest.

Transport facilities:

- The existing East Rail Line was considered to have reached its full capacity. Sufficient measures should be introduced to ensure that the transport network would be able to cater for the additional demand.

Special Industry:

- The area reserved for the development of special industries in PC/TKL NDA might be too extensive and there was concern about the viability of the proposal.

*[Note: The above gist of views collated by the Consultants is for reference only and has not been confirmed by the participants.]*