

**Land and Development Advisory Committee (LDAC)**  
**Meeting on 27 September 2012**  
**Summary of Members' Views/Comments**  
**on North East New Territories New Development Areas Planning and**  
**Engineering Study – Recommended Outline Development Plans and**  
**Stage Three Engagement**

LDAC members were consulted as part of the Stage Three Engagement for the North East New Territories New Development Areas (NENT NDAs) Planning and Engineering Study (the Study) – Recommended Outline Development Plans at its meeting held on 27 September 2012. The Administration said that the Study established a planning and development framework for the Kwu Tong North, Fanling North, Ping Che/ Ta Kwu Ling NDAs and formulated development plans and implementation strategy to create sustainable communities for the people of Hong Kong. It is also hoped that the NDAs could cater for Hong Kong's population growth and its long-term housing and economic development.

Summary of Points Made by LDAC Members

*Planning and Land Uses of the NDAs*

- A member said that the NENT NDAs Study started in 2008 and the social environment since then had changed to a certain extent. Many of the existing new towns in Hong Kong which were intended to be self-contained did not turn out to be so in terms of employment opportunities and had expanded far beyond their initially intended population.
- A few members noted that quite a number of doubts and queries on the Study had recently been raised by the public and considered it important for the Government to address them.
- A member asked whether job opportunities arising from the area reserved for special industries and commercial, research and

development could genuinely satisfy the demand for jobs from people living in the NDAs. Another member said that, if indeed quite a proportion of the future population would work outside the NDAs, the Government would need to consider the adequacy of the external transport provision.

#### *Development Intensity*

- A member considered that the development density of the three NDAs would set a major undesirable precedent for the other new town. He considered that the Government should be pragmatic in both assessing demand for land arising from population growth and formulating development parameters for the NDAs.
- A member said that if the Government was prepared to increase the overall plot ratio and the proportion of public housing after the Stage Three Public Engagement Programme, more information should be provided on the resultant impact on traffic, infrastructure and job needs of residents in the NDAs.
- A member suggested that to better utilise land, the Government should consider increasing the overall development intensity and plot ratios of the NDAs.

#### *Conventional New Town Approach (CNTA)*

- A member suggested the Government to consider adopting suitable approaches under which the Government could collaborate with private land owners in taking forward the NDAs.
- A member suggested that the Owner Participation Scheme previously adopted in some developments in Tseung Kwan O should be considered. He also suggested that the Government should consider imposing in the land lease conditions to require landowners to develop their land within a specified timeframe.
- A member said that in the early 1980s the first and second phases of new towns were either taken forward through reclamation or

expanding market towns. The approach today however was different and would involve a high resumption cost.

*Implementation Approach and Programme*

- A member said that it would be advisable for the Government to draw a comparison between the NDAs and other areas in Hong Kong for development and explain if other possible sites for development were also explored.
- A member said that to ensure smooth implementation of the NDAs, a comprehensive consultation would be required.

LDAC Secretariat  
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