

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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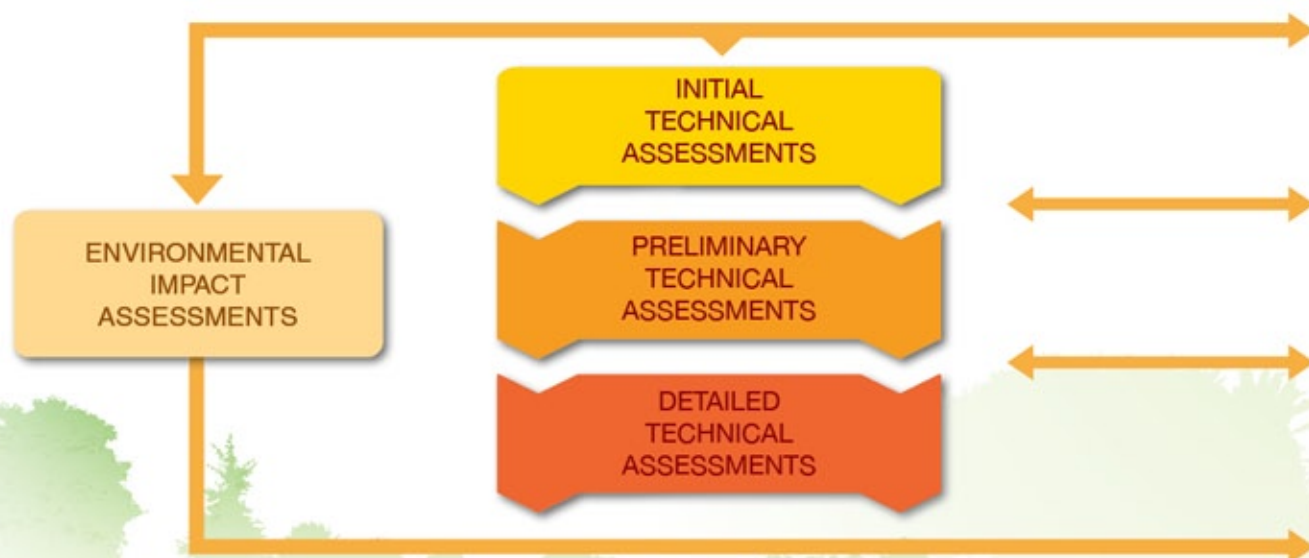
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Introduction

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



**BASILINE 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

- | | |
|--|--|
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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

- | | |
|--|---|
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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

- | | |
|---|---|
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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

- | | |
|---|--|
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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 |
|---|--|

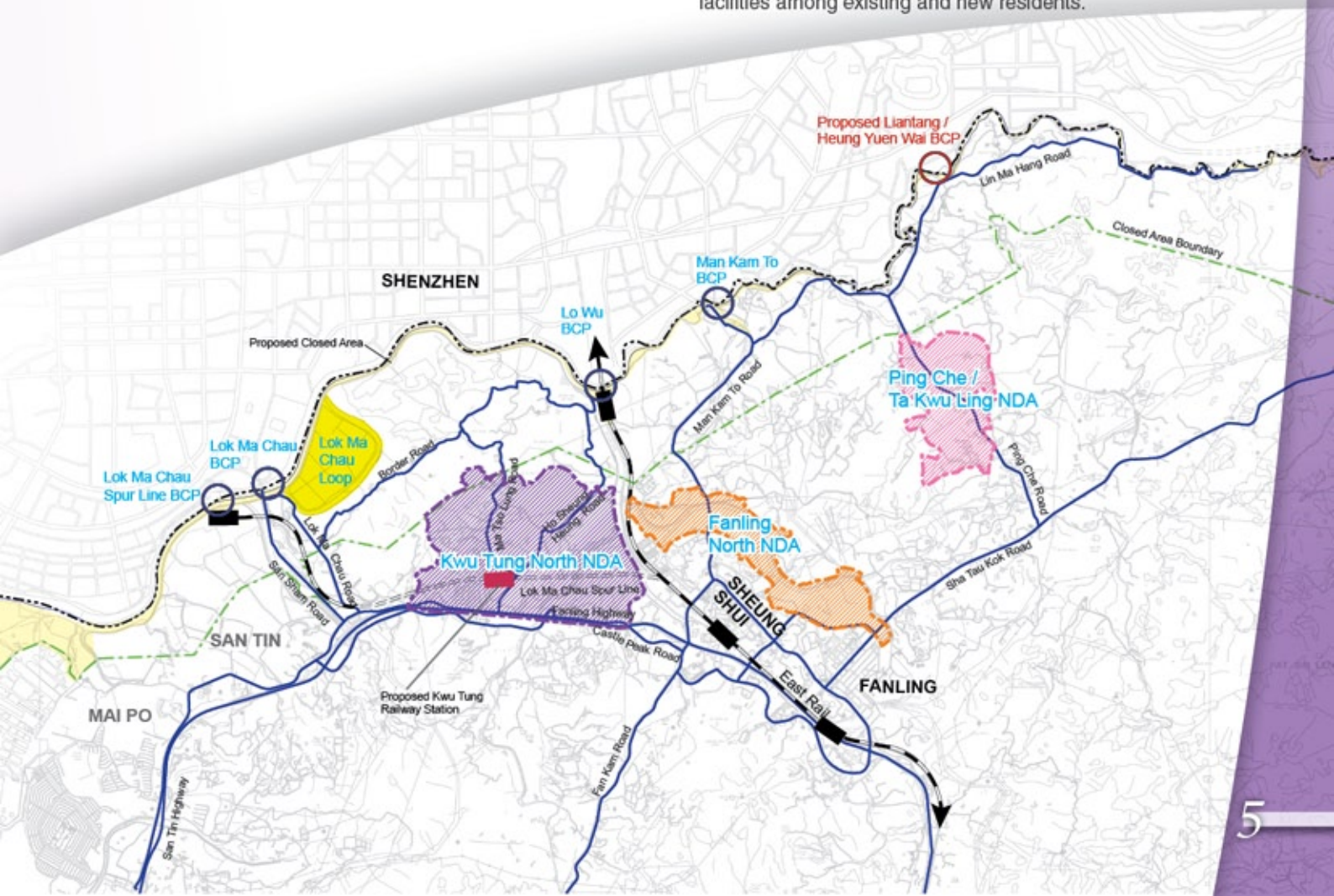
Strategic Context and Development Concepts

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

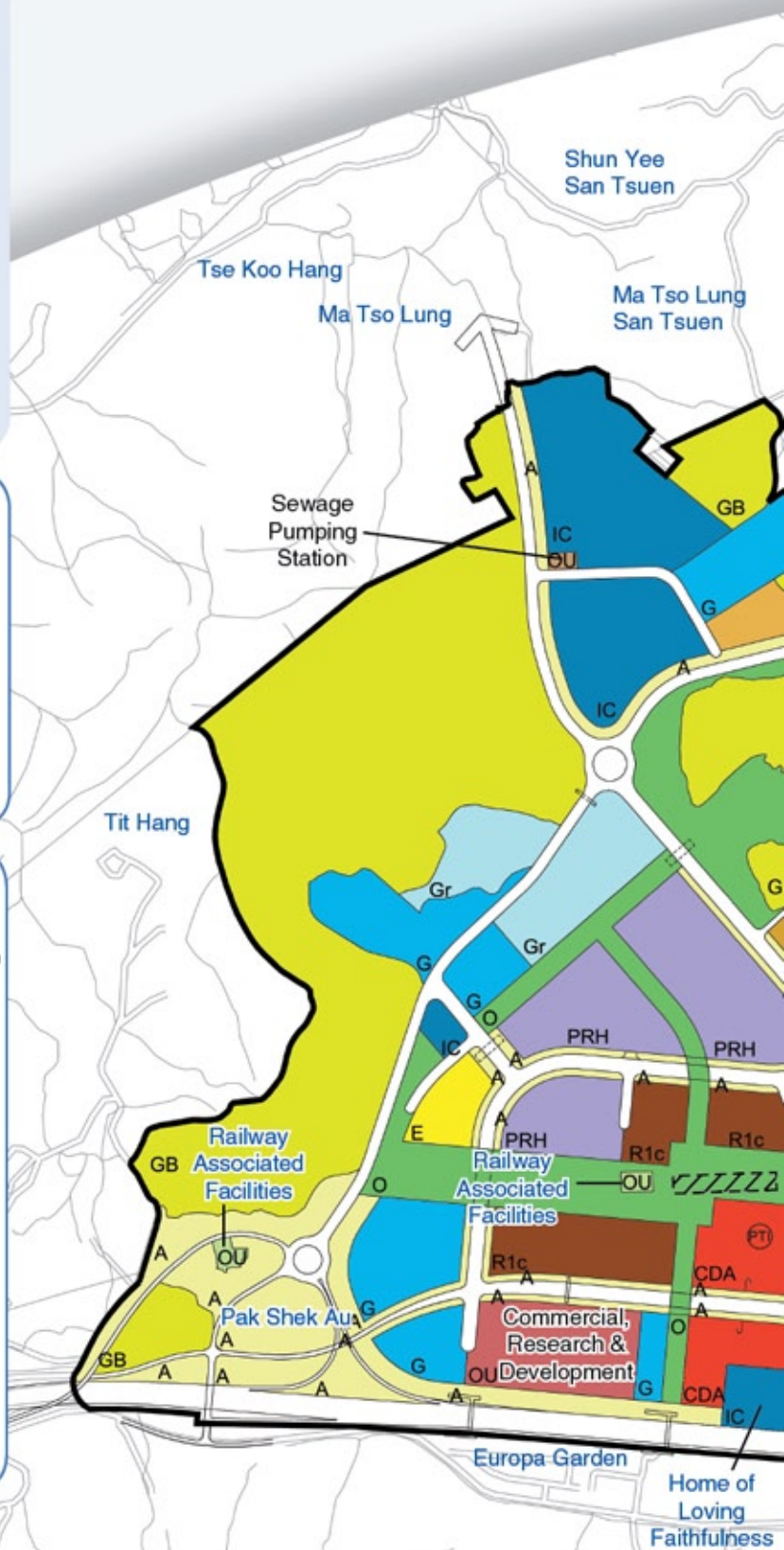
To take advantage of its strategic location near the Lo Wu BCP, LMC BCP, LMC Loop, Fanling Highway and the proposed Kwu Tung Railway Station, the KTN NDA is planned according to the theme of a "Mixed Development Node" in order to capture the development potential of the existing and proposed transportation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

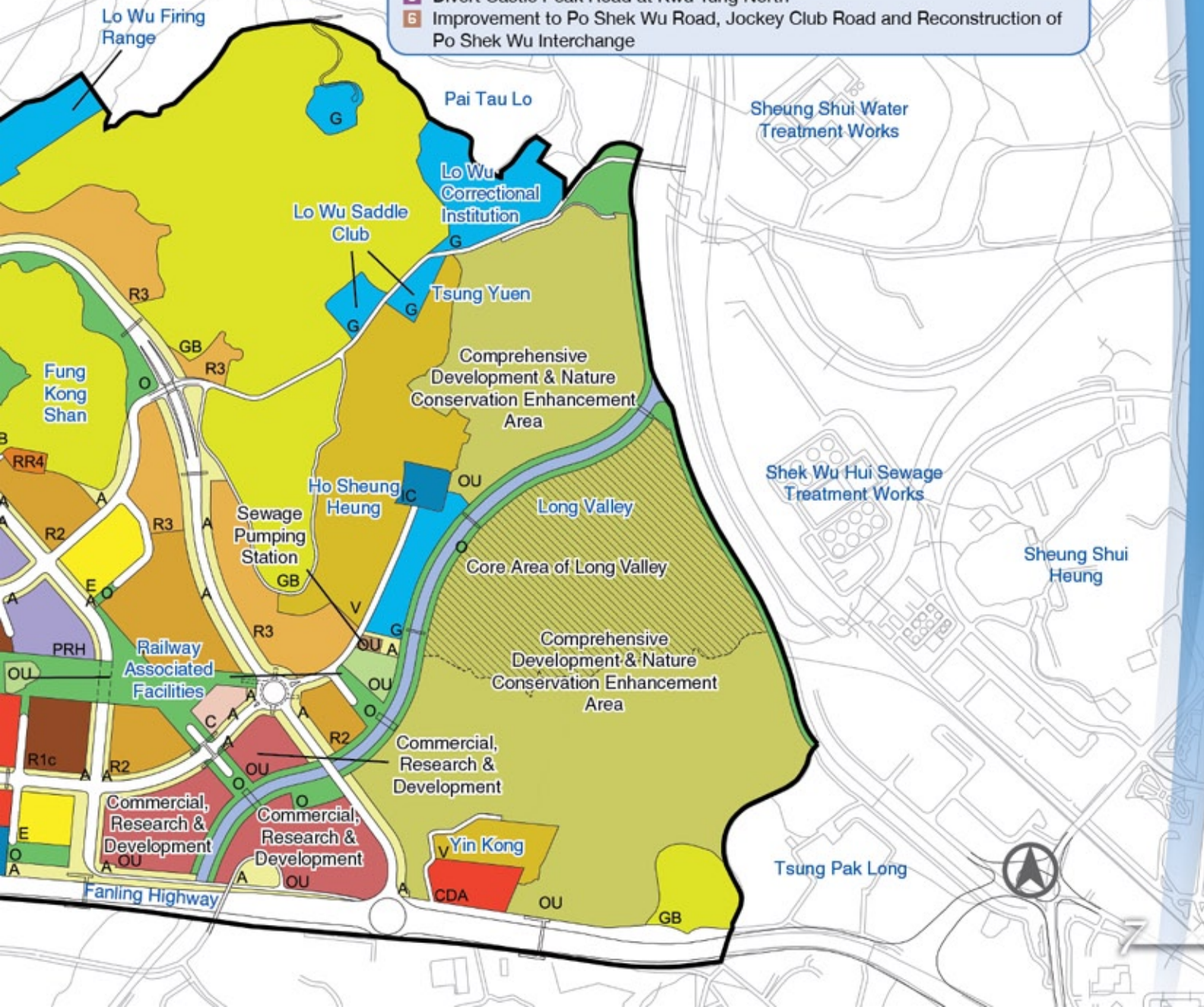
- Proposed NDA Boundary
- ||||| Proposed Kwu Tung Railway Station
- PRH Public Rental Housing
- C Commercial
- Gr Government (Recreational)
- G Government
- IC Institution and Community
- E Educational
- O Open Space
- GB Green Belt
- Residential Zone 1 (with Commercial)
- Residential Zone 2
- Residential Zone 3
- Rural Residential Zone 4
- A Amenity
- V Village Development Area
- R River
- PT 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 bird 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



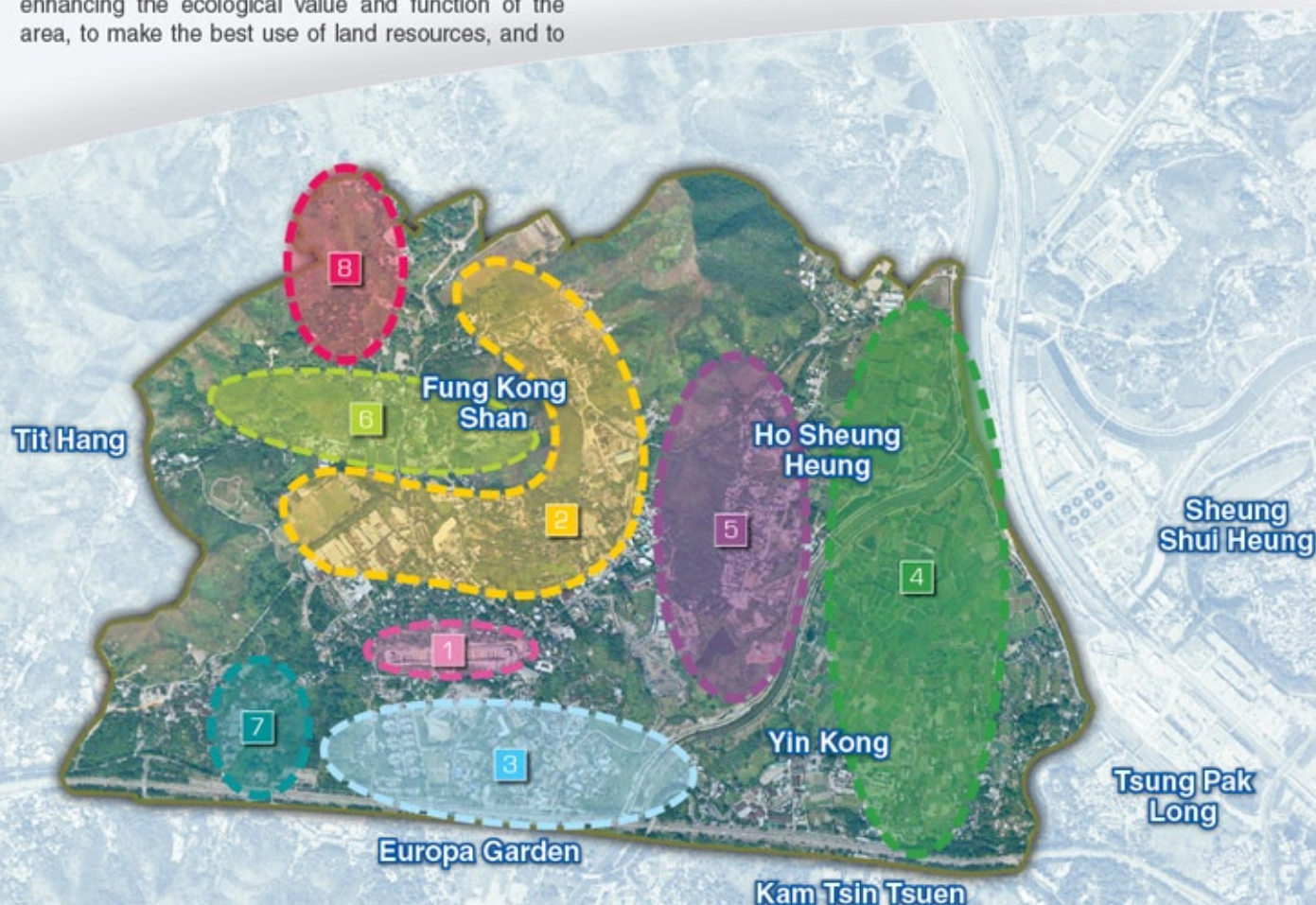
- 1 KTN Periphery Road (with reserve for connection to the LMC Loop area)
- 2 New interchange with Fanling Highway
- 3 Improvement to slip roads of Fanling Highway at Pak Shek Au
- 4 Widening of Fanling Highway (from dual 3-lane to dual 4-lane)
- 5 Divert Castle Peak Road at Kwu Tung North
- 6 Improvement to Po Shek Wu Road, Jockey Club Road and Reconstruction of Po Shek Wu Interchange



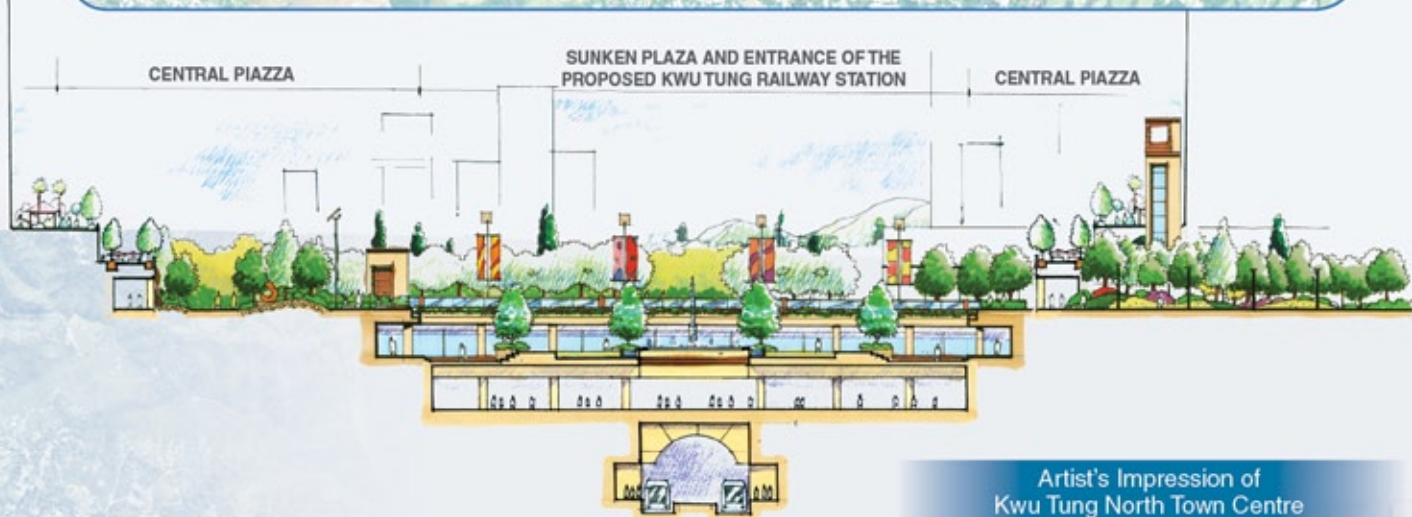
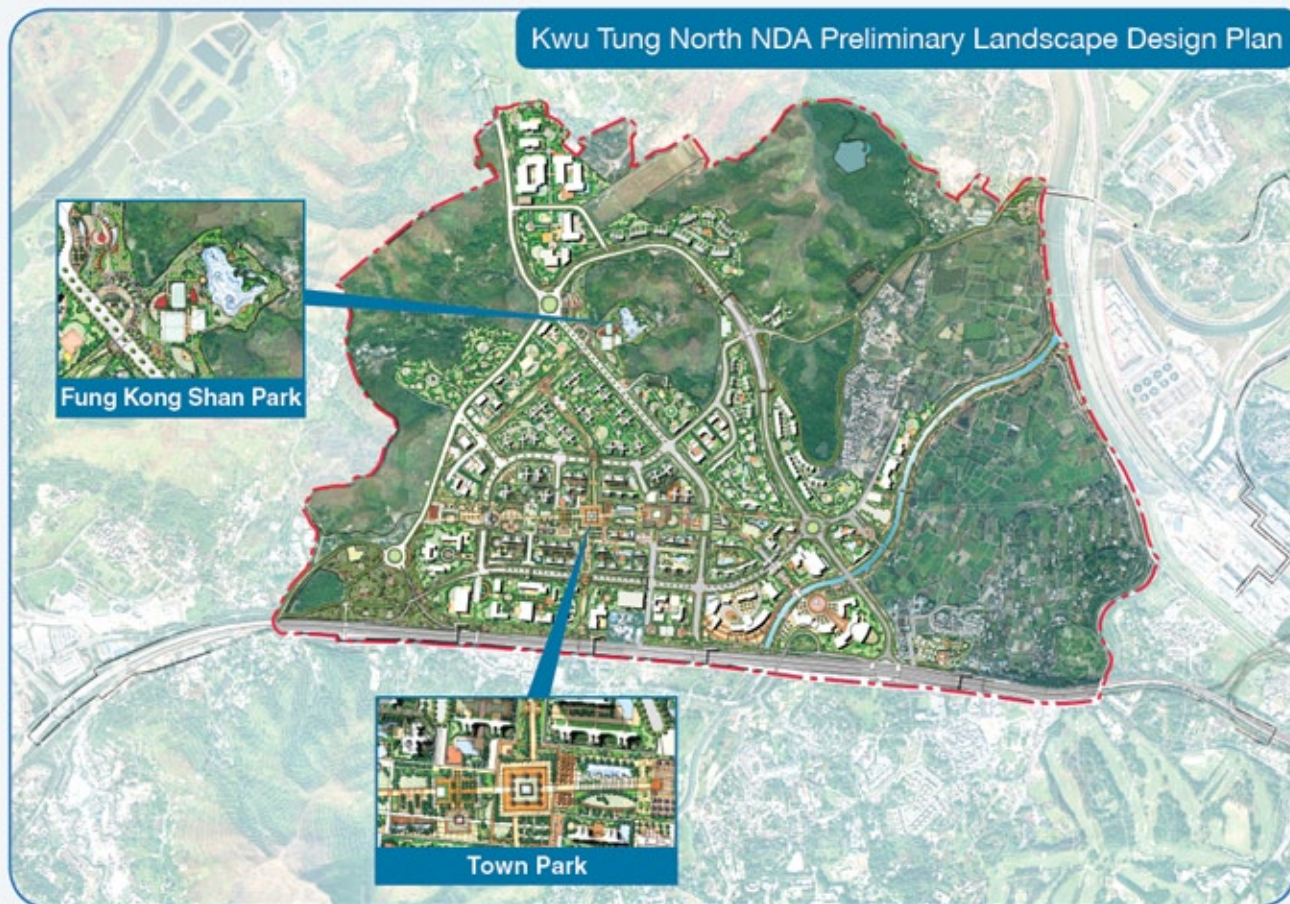
Kwu Tung North New Development Area Land Use Profile

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



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

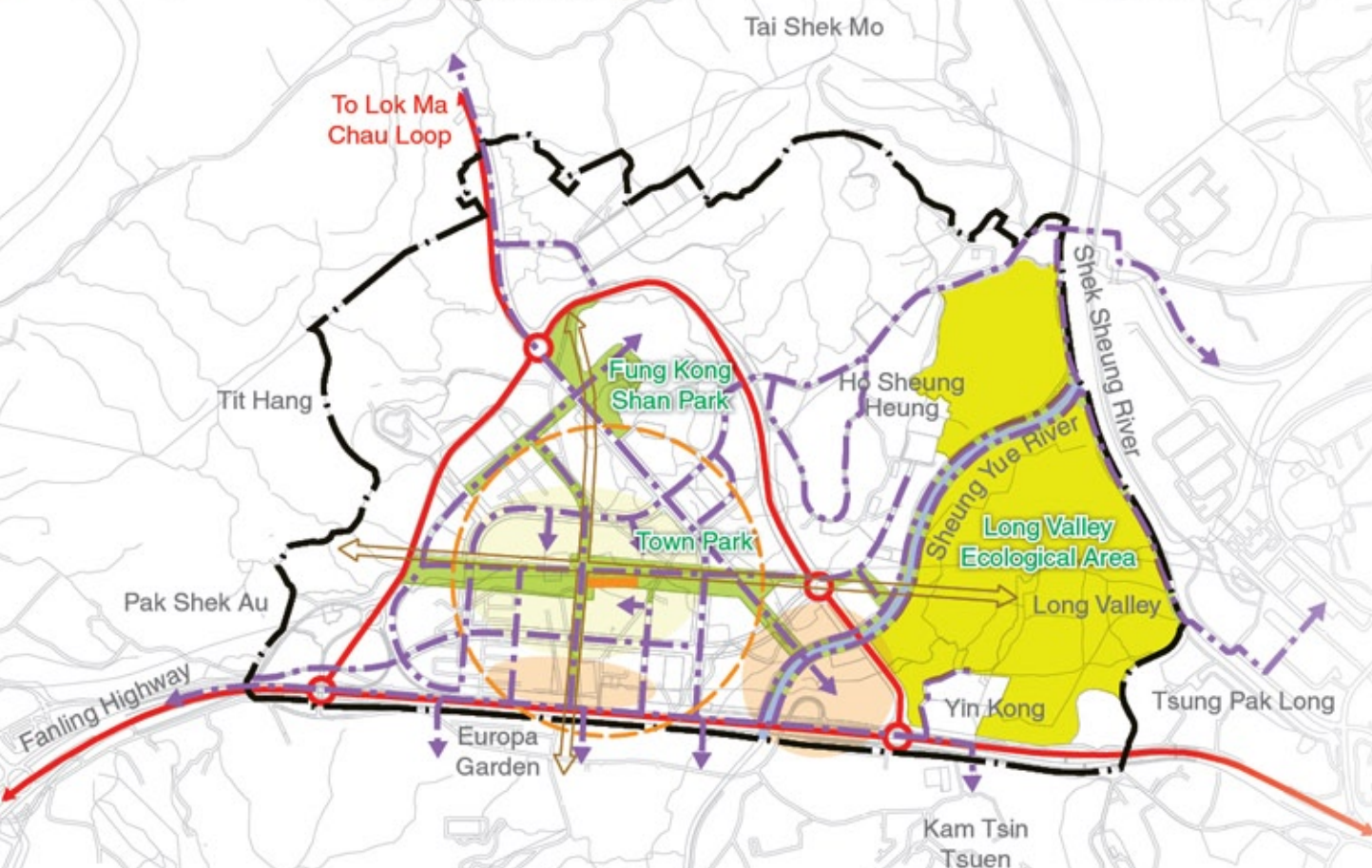
the town centre to the periphery. The building height in the centre will be restricted to not more than 35 storeys. The lower density residential development at the periphery of the KTN NDA will integrate with the existing rural villages and this can help protect the ridgelines and the view of the natural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

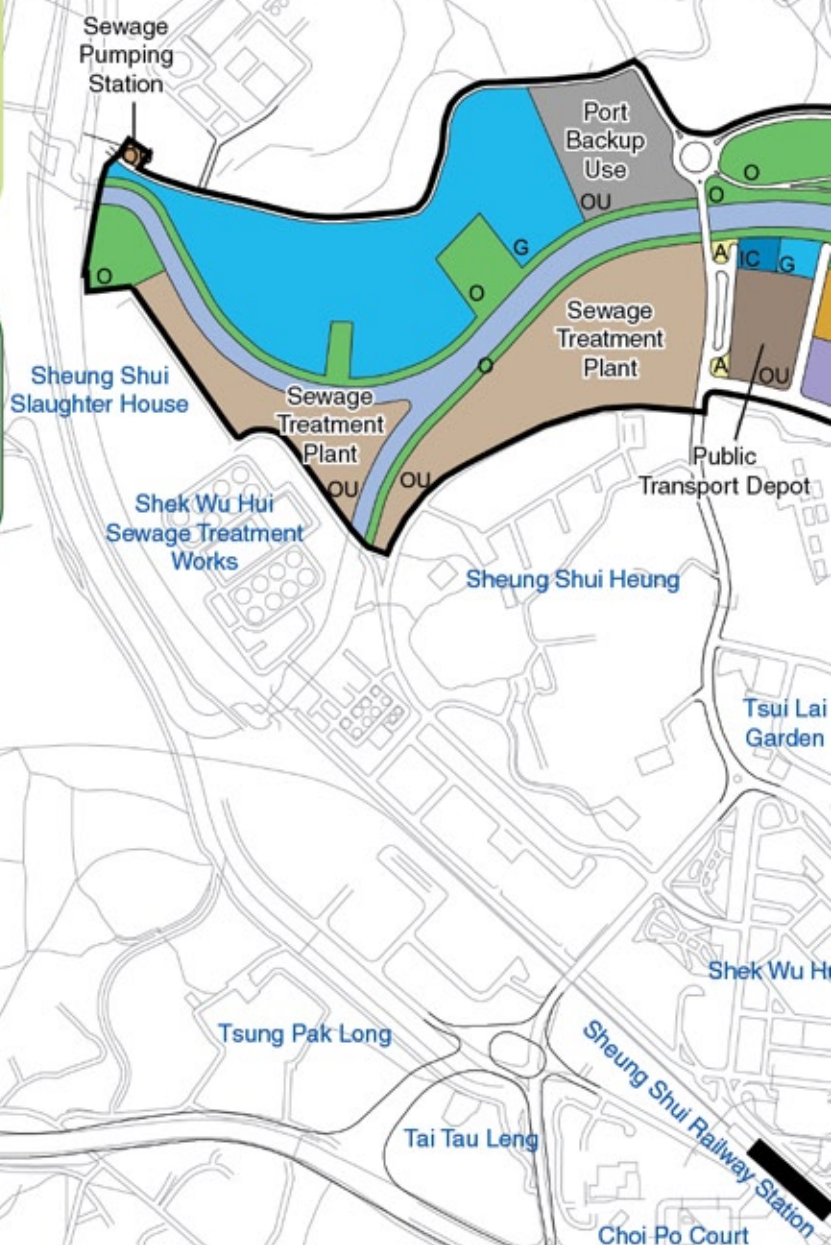
The FLN NDA is located next to Ng Tung River which possesses a beautiful scenery with Wah Shan as a backdrop. Thus, the urban design concept is to make the best use of and to beautify the local environment. The FLN NDA will adopt the development theme of a 'Riverside Township' and accommodate mixed residential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

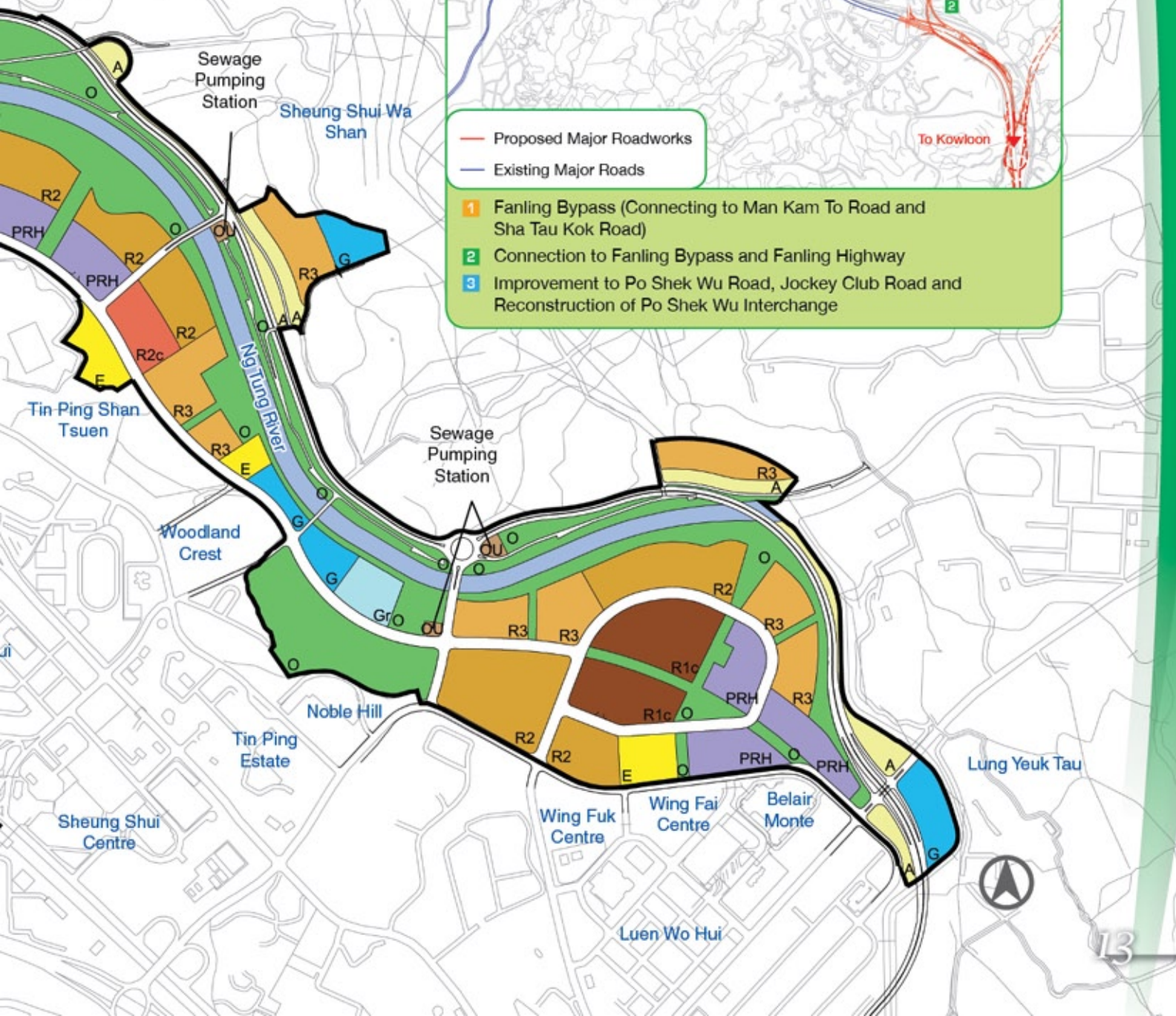
Land Use	Area (ha)	%
Residential	46	25.6
Government, Institution or Community Uses	25	13.9
Open Space	41	22.8
Other Specified Uses (Port Backup Use)	4	2.2
Others	64	35.5
Total	180	100%

Legend

- Proposed NDA Boundary
- Existing Railway Station
- R1 Residential Zone 1 (with Commercial)
- R2 Residential Zone 2
- R2C Residential Zone 2 (with Commercial)
- R3 Residential Zone 3
- PRH Public Rental Housing
- Gr Government (Recreational)
- G Government
- IC Institution and Community
- E Educational
- O Open Space
- OU(PBU) Other Specified Uses (Port Backup Use)
- OU(PTD) Other Specified Uses (Public Transport Depot)
- OU(STP) Other Specified Uses (Sewerage Treatment Plant)
- OU(PS) Other Specified Uses (Sewage Pumping Station)
- A Amenity
- R River



Proposed Road Improvement Works



Fanling North New Development Area Land Use Profile

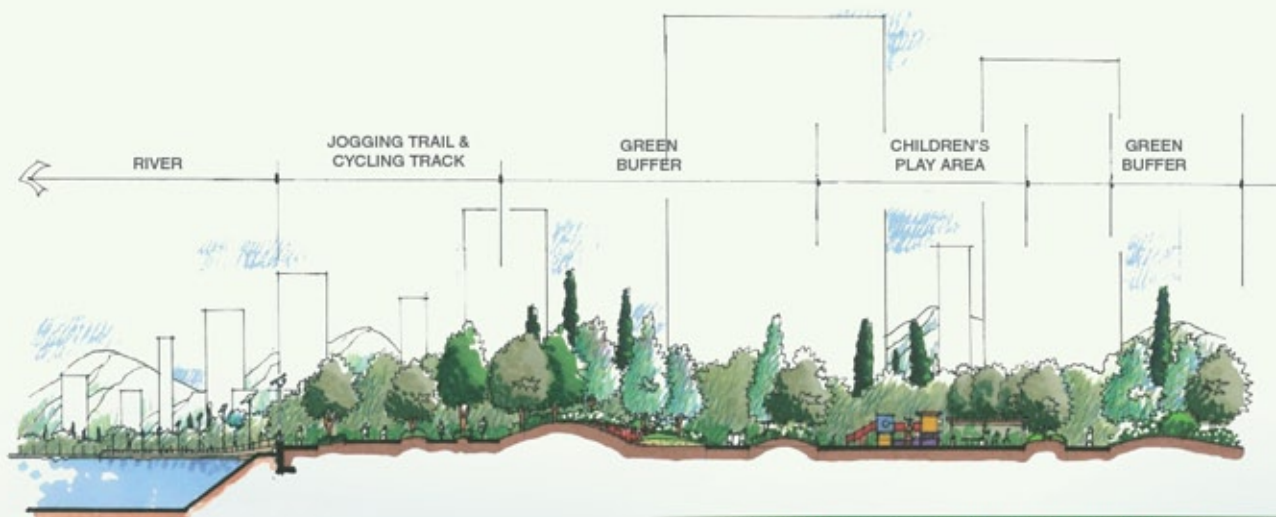
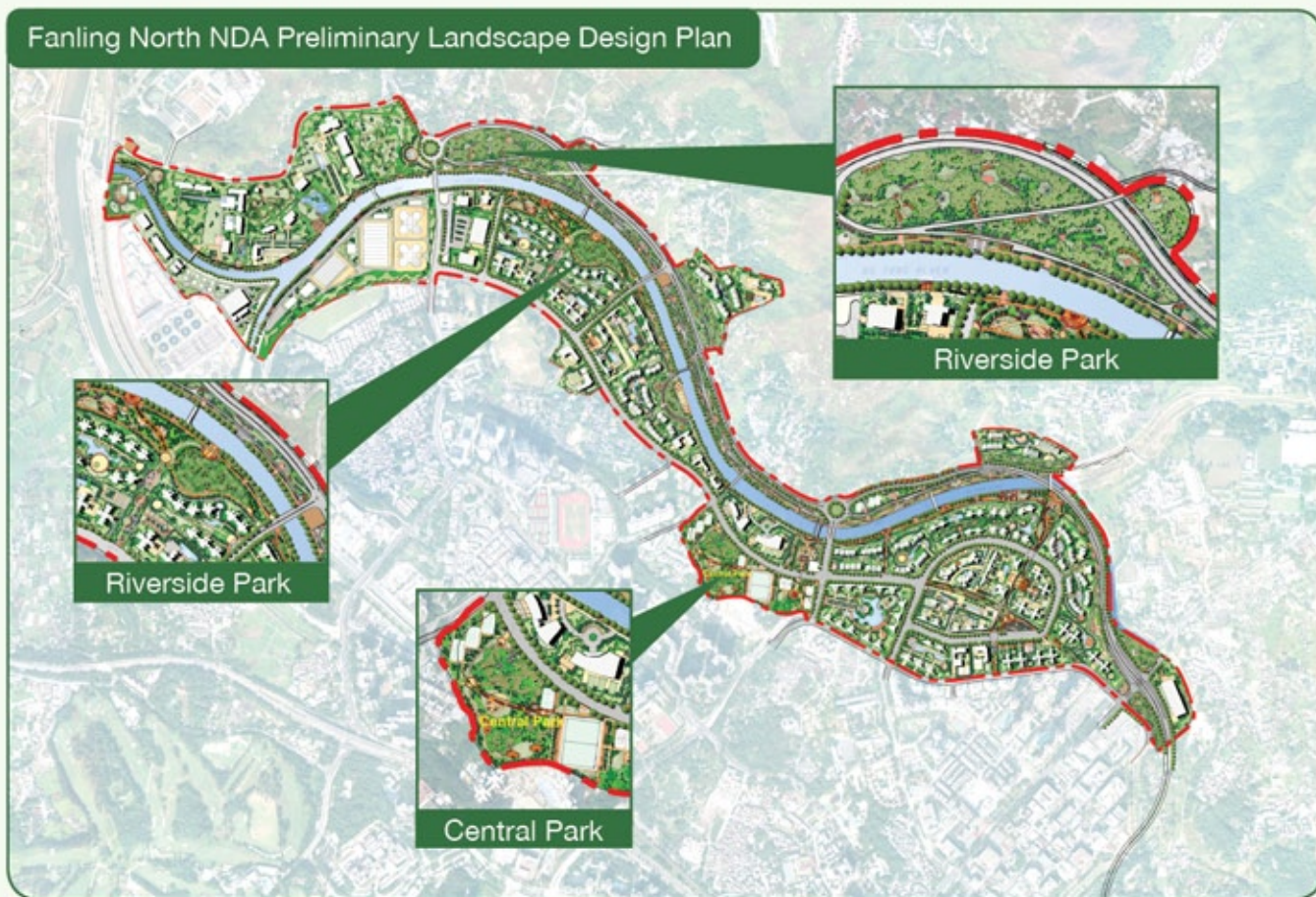
As an extension to Fanling/Sheung Shui New Town, the FLN NDA comprises four small areas with different characteristics:

- 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.

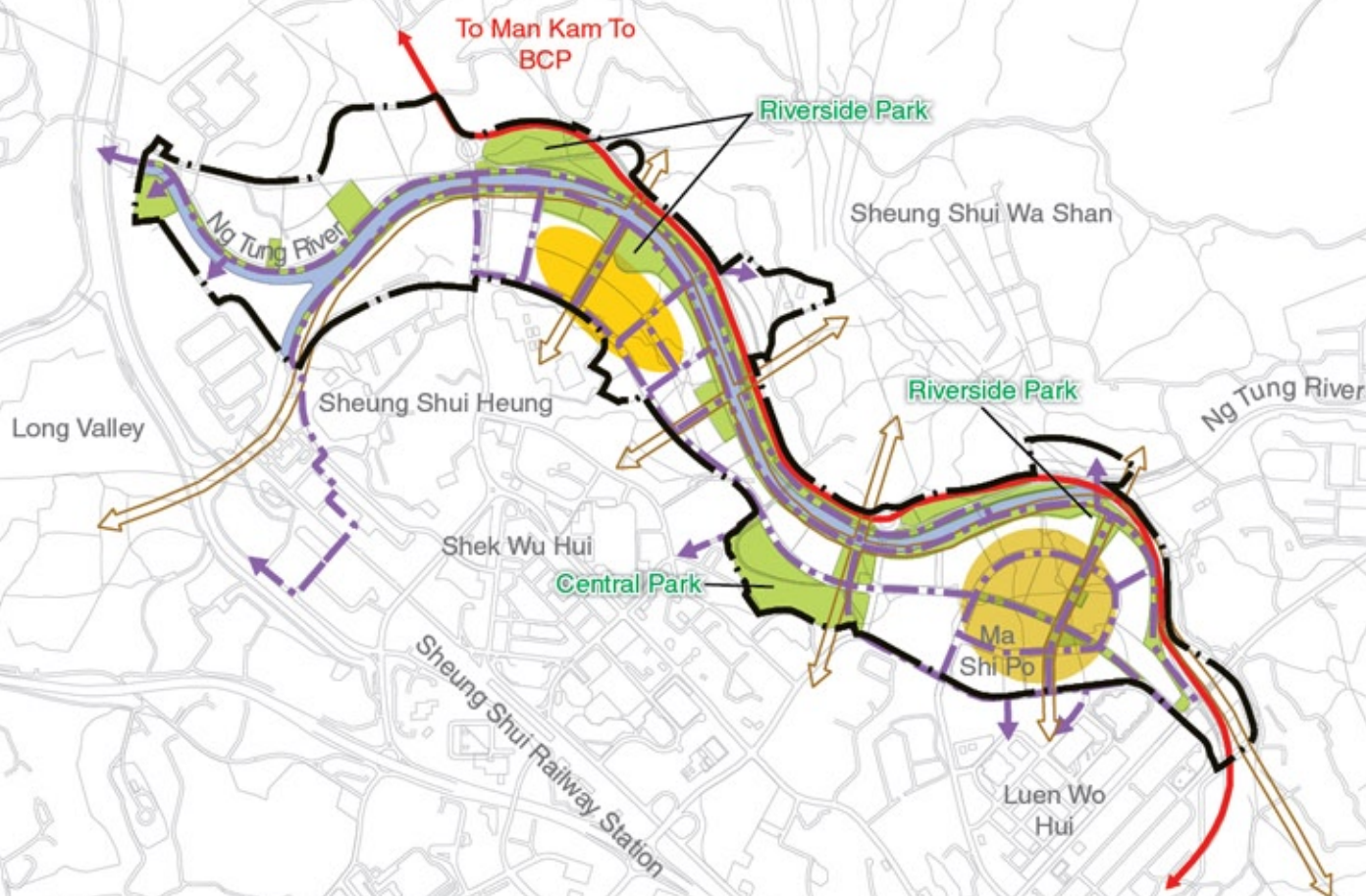
1 Ng Tung River Riverside Park: The Riverside Park built along Ng Tung River is the salient design of the FLN NDA. The Riverside Park will function as a view corridor and wind corridor to protect the long-range views towards Tai Shek Mo and Sheung Shui Wa Shan, as well as to improve air ventilation. 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 |

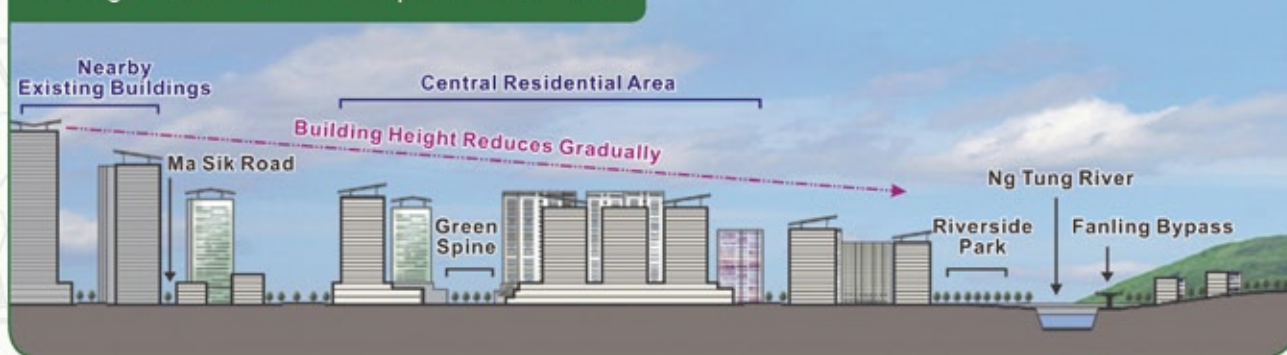
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3 Riverside Development: The residential buildings will be built along the Ng Tung River. To blend in with the existing developments in Sheung Shui New Town, the maximum plot ratio has been reduced from the previously proposed 6.5 to 5. A stepped building 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.

Fanling North NDA Townscape Cross-Section



Artist's Impression of Fanling North Riverside

Ping Che/Ta Kwu Ling New Development Area PODP Major Development Concept

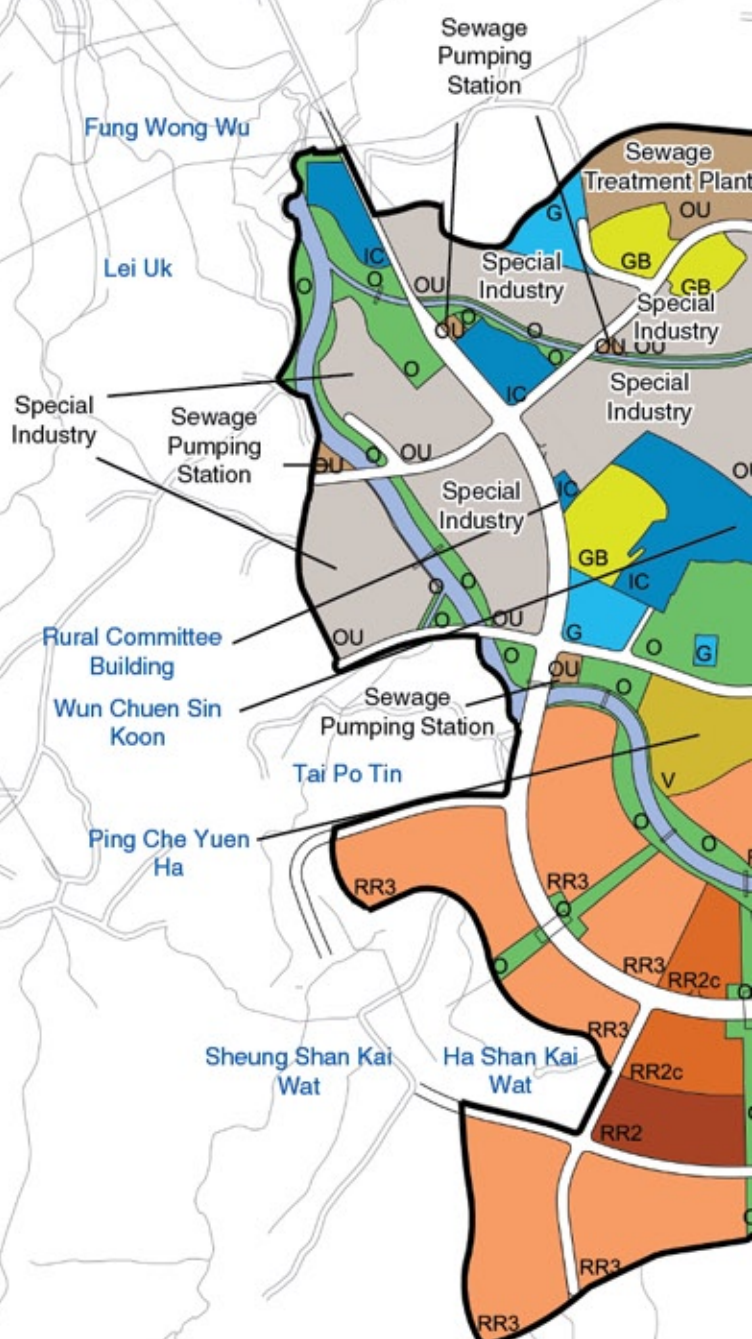
Taking advantage of its strategic location close to Shenzhen and the proposed Liantang/Heung Yuen Wai BCP, the PC/TKL NDA provides land to support different strategic land uses. To maintain the competitiveness of Hong Kong in technological infrastructure and promotion of innovative technology, the PC/TKL NDA will reserve land for special industries and provide development spaces to support the six industries, as well as the port back-up and logistics industries. These land uses will generate different employment opportunities. The PC/TKL NDA will adopt the theme of "Quality Business/Residential Area", with medium to low density residential developments to create a quality living environment.

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

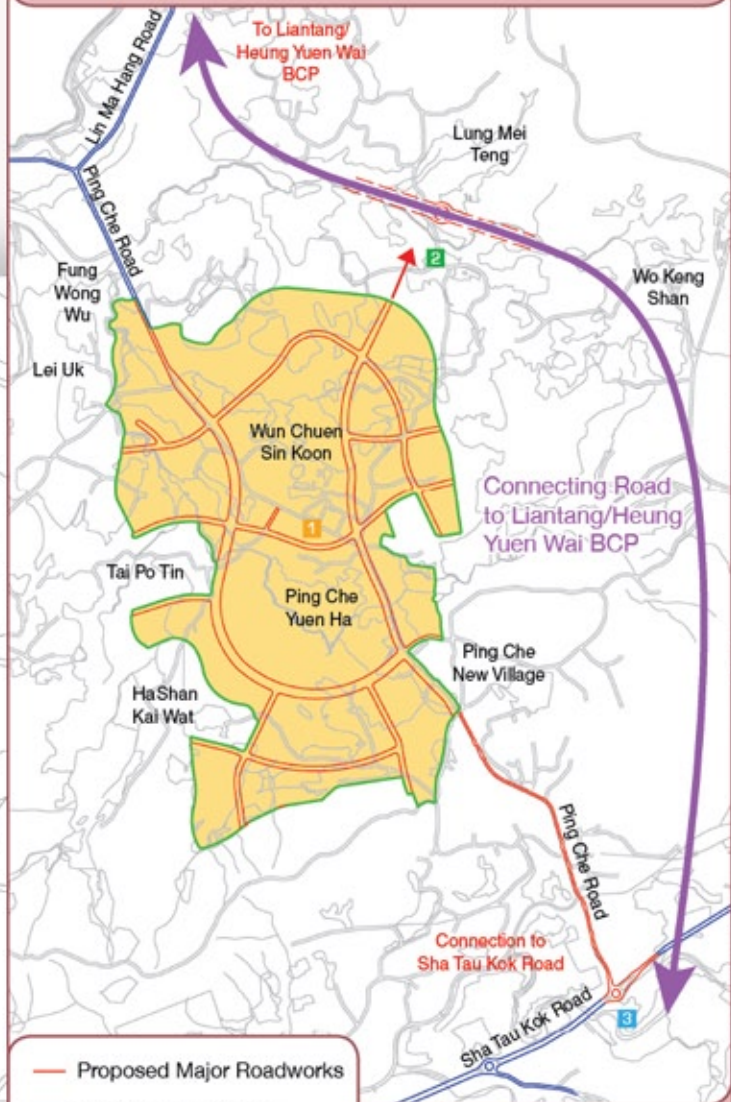
Land Use	Area (Ha)	%
Residential	57	32.5
Government, Institution or Community Uses	11	6.3
Open Space	18	10.3
Commercial	1	0.6
Other Specified Uses (Special Industry)	46	26.3
Others	42	24.0
Total	175	100%

Legend

- Proposed NDA Boundary
- RR2 Rural Residential Zone 2
- RR2c Rural Residential Zone 2 (with Commercial)
- RR3 Rural Residential Zone 3
- C Commercial
- G Government
- IC Institution and Community
- E Educational
- O Open Space
- GB Green Belt
- OU(SI) Other Specified Uses (Special Industry)
- OU(STP) Other Specified Uses (Sewerage Treatment Plant)
- OU(SP) Other Specified Uses (Sewerage Pumping Station)
- V Village Development Area
- A 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

Lei Uk

Tai Po Tin

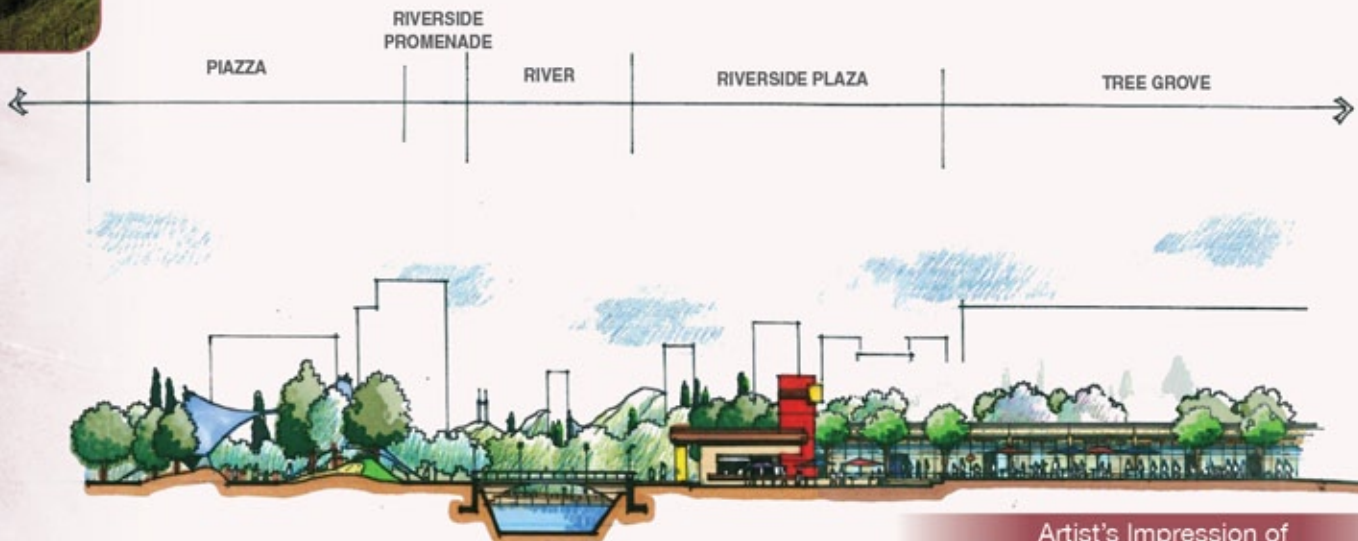
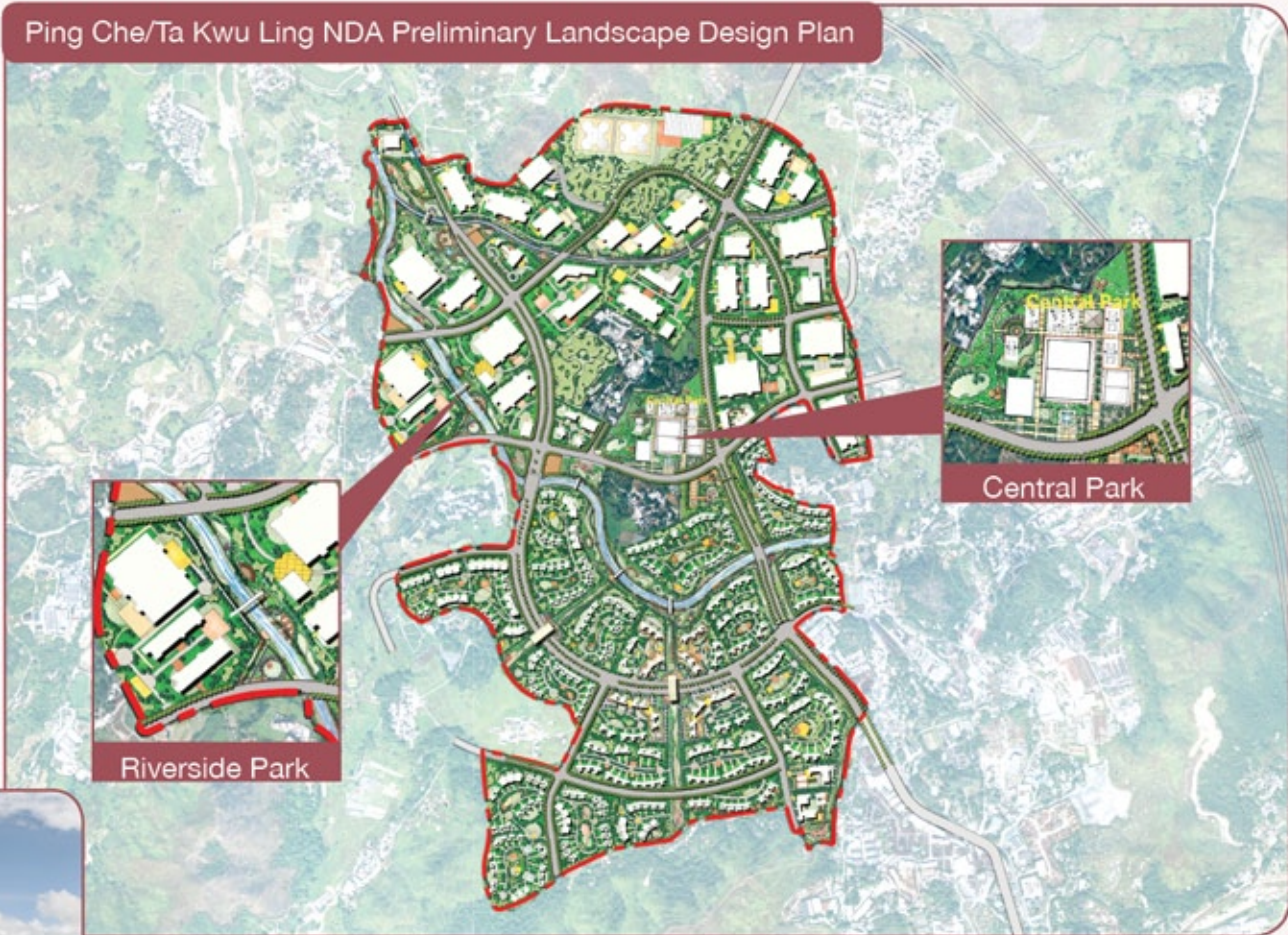
Sheung Shan
Kai Wat

Ha Shan Kai
Wat

Ping Yeung

Ping Che
New Village

Ping Che/Ta Kwu Ling NDA Preliminary Landscape Design Plan



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



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.

- 1 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.

- 2 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

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|-------|---|---|-------------------------|
| —•—•— | 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.

Ping Che/Ta Kwu Ling NDA Townscape Cross-Section



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**:

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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.