

Kwu Tung North New Development Area

“Mixed Development Node” - Making good use of the transportation network to create a new development area with a mix of commercial, residential and R&D uses, as well as land for ecological conservation



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Fanling North New Development Area

“Riverside Township” - A new development area closely integrated with the Fanling/Sheung Shui New Town



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Ping Che / Ta Kwu Ling New Development Area

“Quality Business/Residential Area” - Capitalising on the strategic location to provide development spaces for special industries and the industries where Hong Kong enjoys clear advantages to support economic development, complemented with medium and low-density residential developments to create a quality living environment



Ping Che/Ta Kwu Ling New Development Area | Pages 14-17

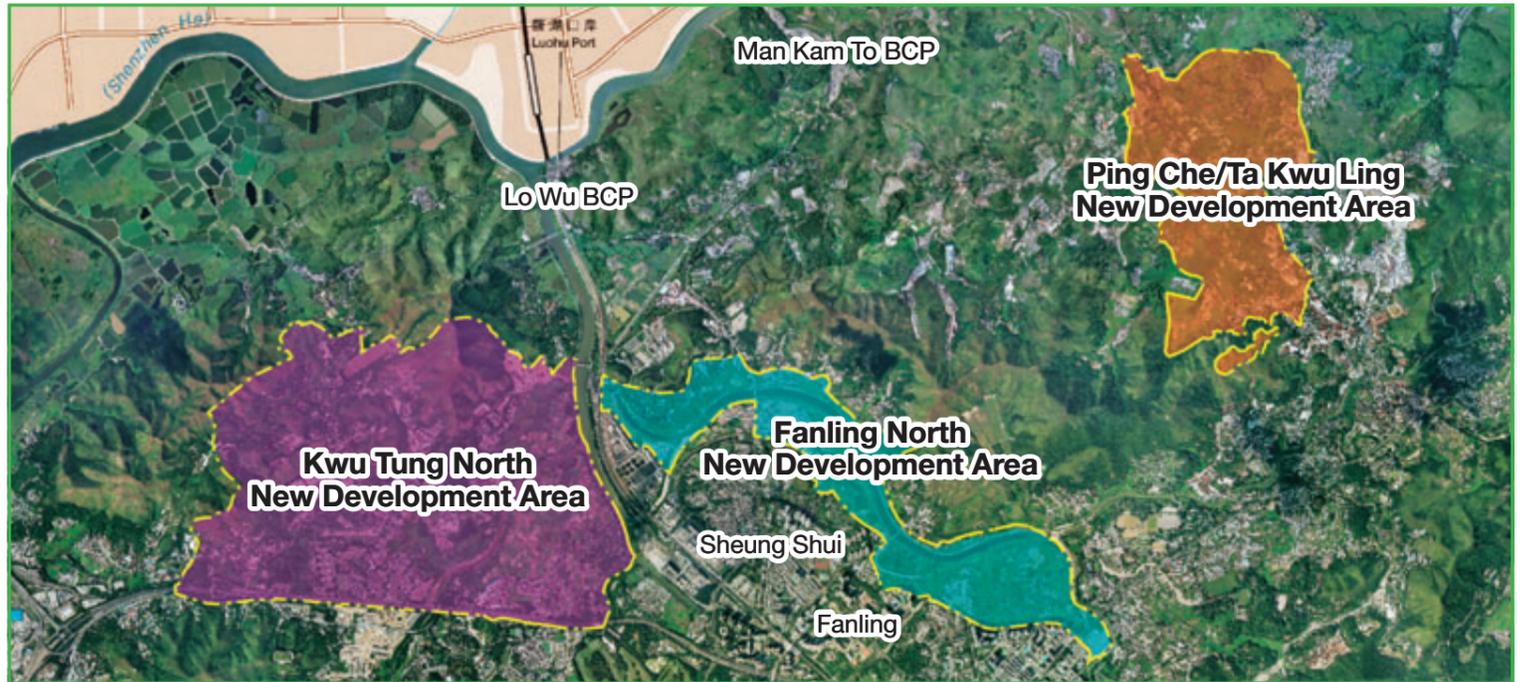
North East New Territories New Development Areas Planning and Engineering Study

STAGE 3 PUBLIC ENGAGEMENT DIGEST

Foreword

With the commissioning of several large-scale planning studies and implementation of a number of infrastructure projects, economic integration between Hong Kong and Shenzhen is seen to be on the rise. The North East New Territories New Development Areas (NENT NDAs) will not only offer chances for promoting social and economic developments in Shenzhen and Hong Kong with their strategic locations, but also address the housing and employment demand resulted from population growth by the provision of approximately 533 ha of developable land.

The Recommended Outline Development Plans (RODPs) for the NDAs have taken heed of the long-term development of Hong Kong as a whole, and that of the North East New Territories. Attention is also paid to improving the livelihood of local residents, making appropriate arrangements for the affected residents to minimize any inconvenience, and balancing the interests and requests of various stakeholders.



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 NENT NDAs Study) in June 2008 to establish a planning and development framework for the Kwu Tung North (KTN), Fanling North (FLN) and Ping

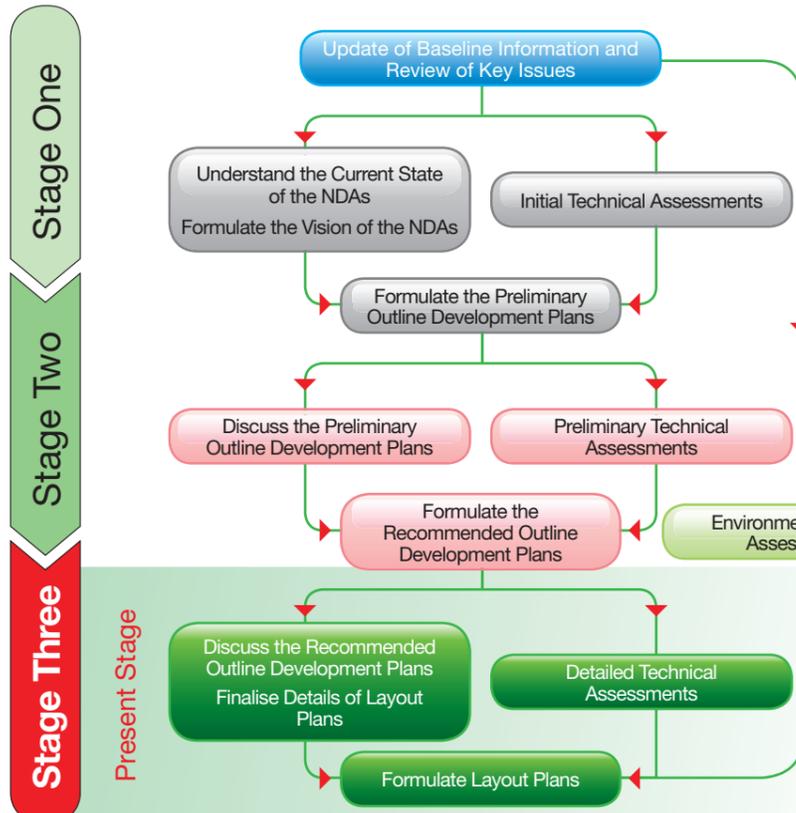
Che/Ta Kwu Ling (PC/TKL) NDAs to meet the long-term demand for housing and employment. In view of the long-term impacts of the NDA developments on residents of and in proximity to the NDAs, public participation is particularly important for establishing the developments of the NDAs. A series of public engagement activities have been carried out in order

to ensure timely incorporation of public views into the planning and design of the NDAs. The Stage One Public Engagement of the Study mainly aimed to solicit public views on the visions and aspirations for the NDAs to build a consensus for future developments. The Stage Two Public Engagement aimed to consult the public on the Preliminary Outline Development Plans

(PODPs) of the NDAs. These two stages of public were completed in 2009 and 2010 respectively.

Taking into account the public views received and results and recommendations of the technical assessments, the Study Consultants have formulated the RODPs. We would like to cordially invite you to

participate in the Stage Three Public Engagement to express your views on the RODPs of the NDAs to facilitate enhancement of the development proposals for formulating the Layout Plans.



Public Comments and Response

The public actively expressed their views on the overall development strategies, development proposals and implementation arrangements of the NDAs in the Stage Two Public Engagement. The public views collected have been consolidated, analysed and summarised in the Stage Two Public Engagement Report.

Both supportive and opposing views on the NDA developments were received from the public. In preparing the RODPs, the Study Consultants strived to balance different suggestions from the public to meet the needs of various stakeholders and public aspirations. We will continue to listen to public views to improve the planning of the NDAs.



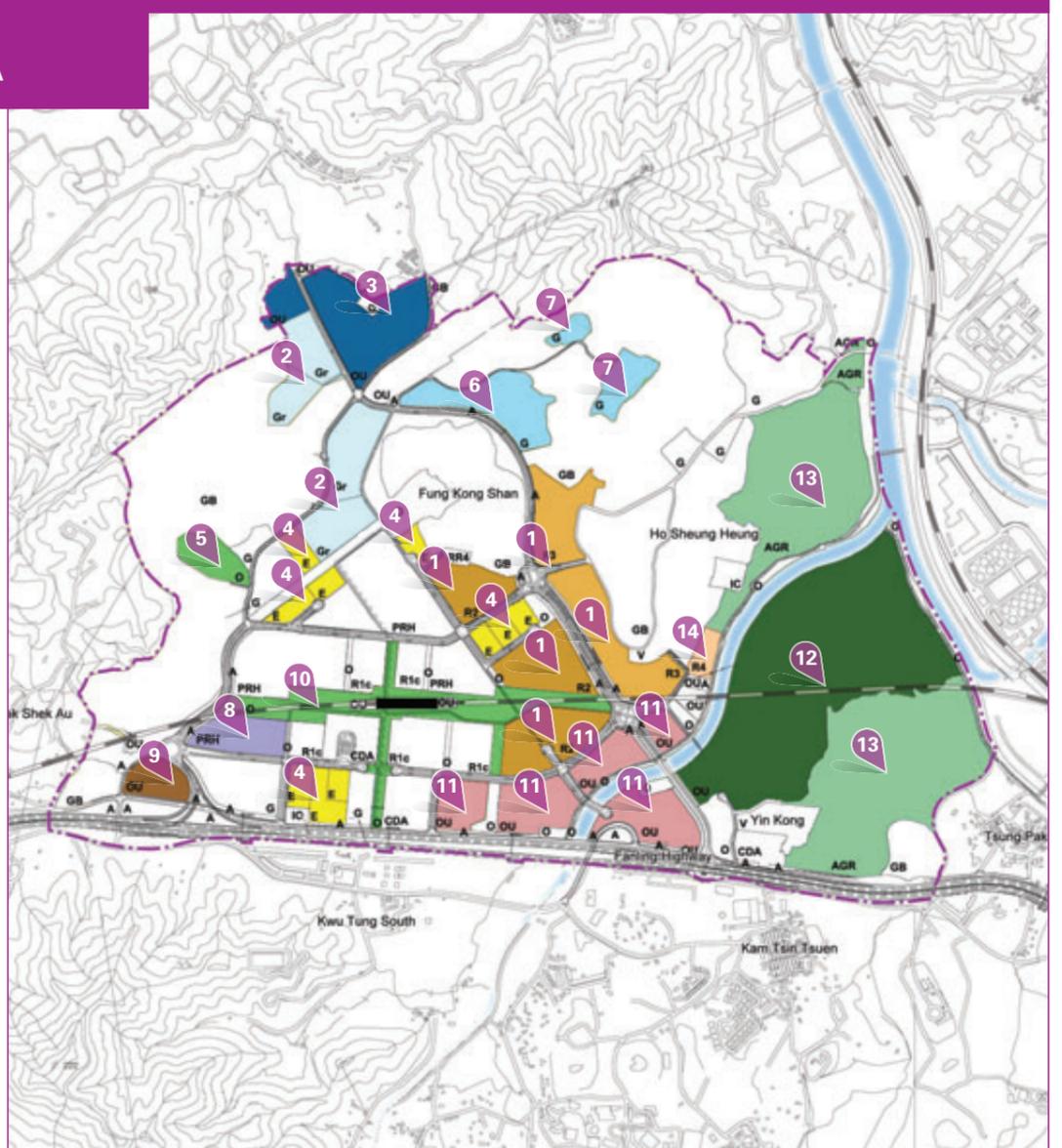
MAJOR AMENDMENTS TO THE PODPs

After taking into account the diverse public views and conducting the various technical assessments, we have made appropriate amendments to the land uses in the three NDAs and reflected the proposed land uses on the RODPs. The major amendments to the PODPs are as follows:



Kwu Tung North NDA

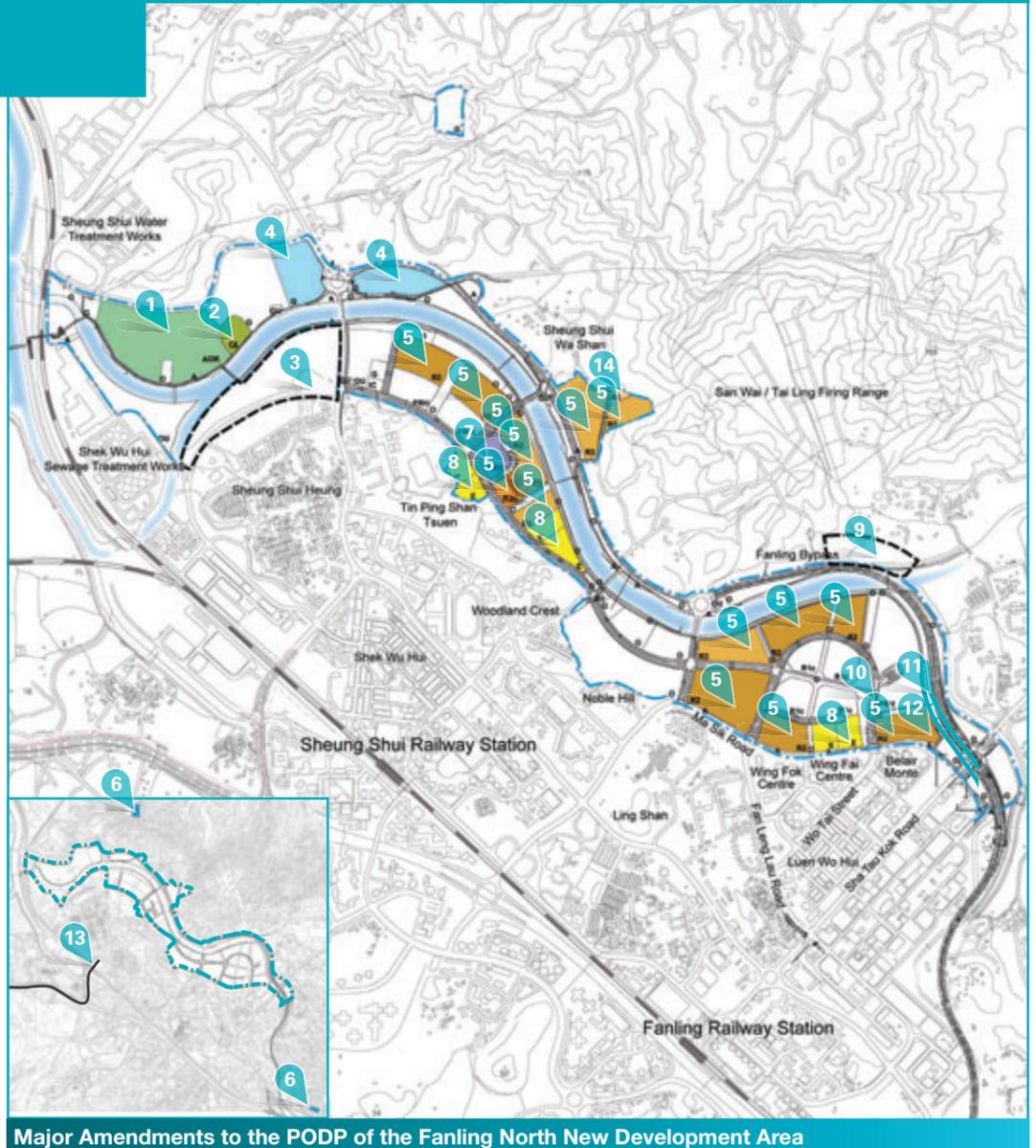
- 1 Increase plot ratios of "Residential Zone 2" ("R2") and "Residential Zone 3" ("R3") sites to 3.5 and 2 respectively to better utilise infrastructure and increase housing supply.
- 2 Provide large-scale recreation and sports facilities, including a sports ground, a swimming pool and an indoor sports centre. Land is also reserved for the provision of activity centres.
- 3 Provide land for research and development uses in support of the Lok Ma Chau (LMC) Loop development.
- 4 Increase the number of schools to cope with the additional population of the NDA. Revise the location of the school cluster in the southern part of the NDA and consolidate the government, institution and community facilities.
- 5 Designate the former Ma Tso Lung Landfill site as "Open Space" ("O") to provide more open space for local residents.
- 6 Rezone the "R3" site to "Government Reserve" according to the findings of technical assessments.
- 7 Accommodate service reservoirs in the northern part of the NDA.
- 8 Reserve land for development of public housing for local rehousing of eligible clearsees.
- 9 Reserve land to provide a District Cooling System in the NDA to achieve energy saving.
- 10 Enhance the layout of the open space in the Town Centre for creating a more comprehensive green network.
- 11 Create a continuous cluster of commercial, research and development sites to form a distinctive development node to promote synergy and to increase the plot ratio from 2.5 to 3 to facilitate more efficient use of land resources.
- 12 Designate Long Valley as a Nature Park to enhance and conserve the existing ecological environment and compensate for the impacts of the NDA development on the wetland.
- 13 Retain the two areas in the south and north of the Nature Park as the "Agriculture" ("AGR") zone to continue the existing agricultural activities.
- 14 Reserve land near the existing indigenous village as "R4" for low-density housing development, which may also be used for reprovisioning the affected village houses/building lots under the Village Removal Terms



Major Amendments to the PODP of the Kwu Tung North New Development Area

Fanling North NDA

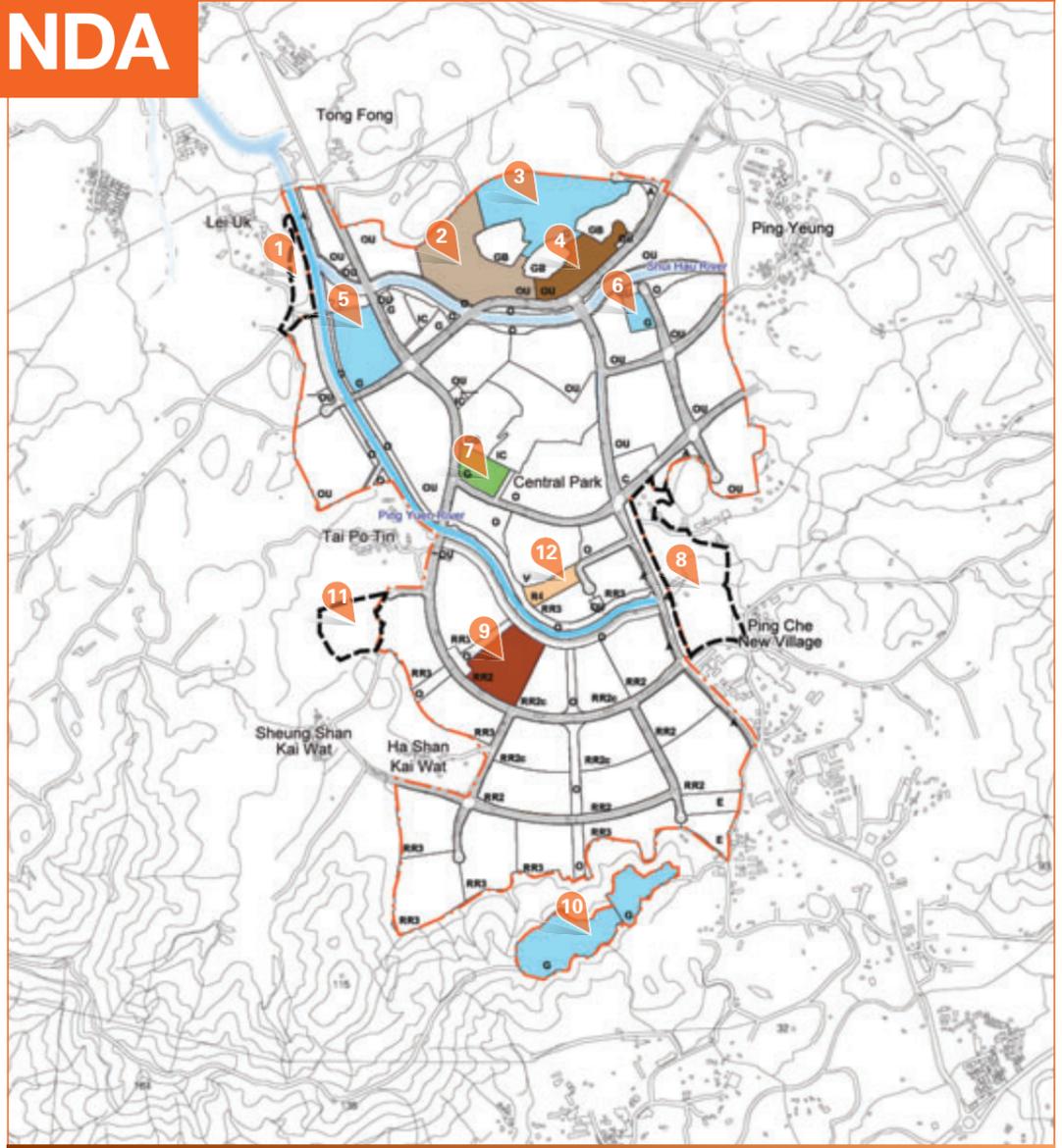
- 1 Retain the current "AGR" zone in accordance with the prevailing Outline Zoning Plan (OZP).
- 2 Designate an existing mitigation meander in the north of Ng Tung River as "Conservation Area" ("CA") to provide a habitat suitable for egrets to replace the one affected by the NDA developments.
- 3 Preserve the "Green Belt" ("GB") zone to the south of Ng Tung River and north of Sheung Shui Heung rather than designating the site for sewage treatment works expansion, and exclude it from the NDA boundary.
- 4 Rezone the land previously reserved for port backup uses and open space to "Government" use for accommodating police facilities.
- 5 Increase plot ratios for "R2" and "R3" sites to 3.5 and 2 respectively to better utilise infrastructure and increase housing supply.
- 6 Reserve the government land at the hillslope of Cheung Po Tau and Tong Hang to accommodate service reservoirs for the NDA.
- 7 Restructure the land uses of this area to reserve more land for PRH development.
- 8 Reserve more sites for school development to cope with the additional population of the NDA.
- 9 Exclude the previously proposed low-density residential area in the north of Ng Tung River from the NDA according to the recommendations of the technical assessments.
- 10 Construct a new road connecting Wo Tai Street and Fan Leng Lau Road to enhance the linkage between the NDA and the existing New Town.
- 11 Redesign the section of the elevated Fanling Bypass near Belair Monte as a depressed road with underpass to mitigate impacts on the nearby environment.
- 12 Rezone the originally proposed PRH site in the immediate north of Ma Sik Road to "R2" with lower development intensity and building height to enhance the spaciousness.
- 13 Revise the Po Shek Wu Road improvement works by widening the existing Po Shek Wu Road and construct a new elevated slip road above it to avoid impacts on the "GB" zone between Tai Tau Leng and Tsung Pak Long.
- 14 Reserve land near the existing indigenous village as "R4" for low-density housing development, which may be used for reprovisioning the affected village houses/building lots under the Village Removal Terms.



Major Amendments to the PODP of the Fanling North New Development Area

Ping Che/Ta Kwu Ling NDA

- 1 Revise the land use of the area to the west of Ping Yuen River due to changes to the river alignment.
- 2 Provide sewage treatment facilities within the NDA.
- 3 Reserve land for "Government Reserve" to meet long-term development needs.
- 4 Reserve land to provide a District Cooling System in the NDA to achieve energy saving.
- 5 Relocate the existing Ta Kwu Ling Operation Centre (Ta Kwu Ling Farm) of the Agriculture, Fisheries and Conservation Department.
- 6 Rezone a "Special Industry" site to "Government" use to accommodate a fire station and an ambulance depot.
- 7 Rezone the site originally reserved for a fire station and an ambulance depot to "O" for better planning of open space.
- 8 Excise the area within the village environs from the NDA.
- 9 Rezone a "Rural Residential Zone 3" site to "Rural Residential Zone 2" with a higher development intensity to better utilise of infrastructure and increase housing supply.
- 10 Reserve government sites on the hillslope in the south of the NDA for accommodating the required service reservoirs for the NDA.
- 11 Exclude an area comprising mainly wetland from the NDA.
- 12 Reserve land near the existing indigenous village as "R4" for low-density housing development, which may be used for reprovisioning the affected village houses/building lots under the Village Removal Terms.



Major Amendments to the PODP of the Ping Che/Ta Kwu Ling New Development Area

RECOMMENDED OUTLINE DEVELOPMENT PLANS

Guiding Principles

The ROPDs are prepared according to the following guiding principles:

Taking into account the public views received from the Stage One and Stage Two Public Engagement as well as findings and recommendations of various technical assessments, we have refined the development proposals in respect of land use, traffic, infrastructure, community facilities and environmental conservation, and formulated the Recommended Outline Development Plans for the three NDAs.

Strategic Roles of the NDAs
Reserve land in the NDAs for special industries and the industries where Hong Kong enjoys clear advantages in support of regional development and integration with the Pearl River Delta to promote the economic development of Hong Kong.

People-oriented Communities
Respect the existing and surrounding communities, adopt a balanced mix of public and private housing and ensure timely provision of community facilities and diversified employment opportunities to establish balanced and harmonious communities.

Sustainable Living Environment
Respect, preserve and optimise the use of the existing valuable natural and cultural resources as well as adopt green and energy-saving initiatives.

Implementation Mechanism
Adopt appropriate development approach to ensure timely provision of infrastructures and completion of developments; explore appropriate arrangements to rehouse the affected residents.

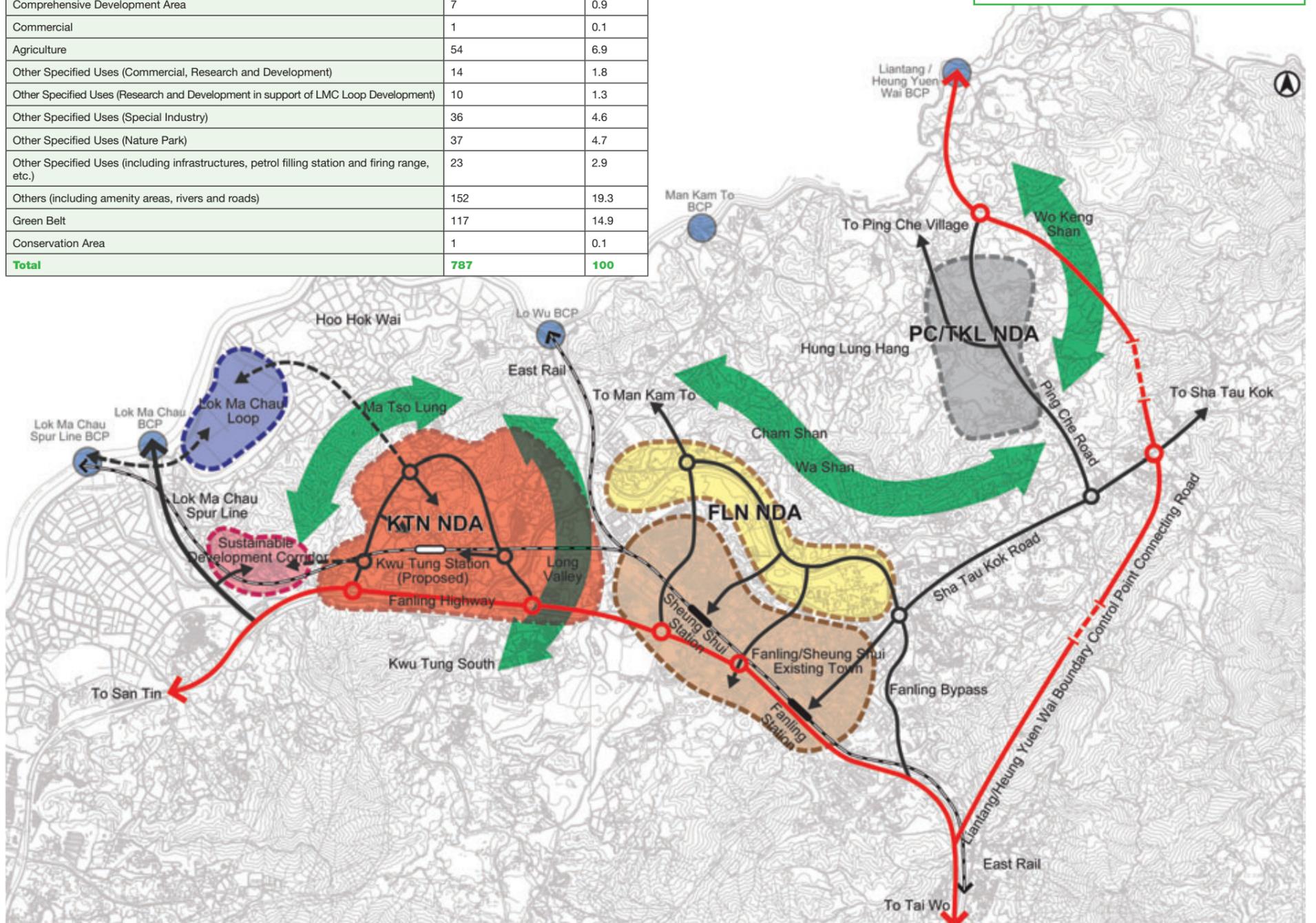
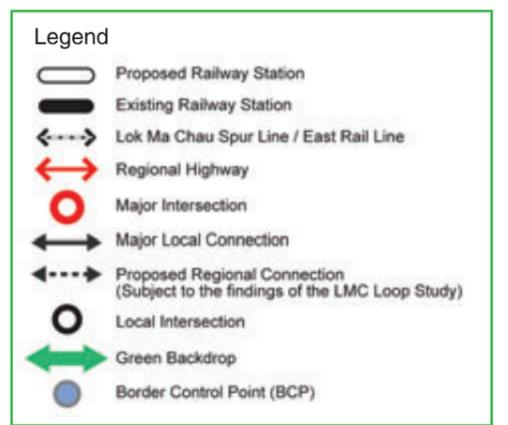
Overall Development Strategies

The NENT NDAs will provide about 54,000 new housing flats (about 40% of which is PRH) to accommodate an additional population of about 152,000. The three NDAs will provide more than 52,000 new employment opportunities. In light of the increasing cross-boundary

activities and new developments in the peripheral areas, the NDAs will offer development spaces for the industries where Hong Kong enjoys clear advantages to boost the social and economic development of the New Territories and Hong Kong.

Land Use Overview

Land Use	Area (Ha)	%
Residential and Village Type Development	167	21.2
Government, Institution or Community	91	11.5
Open Space	77	9.8
Comprehensive Development Area	7	0.9
Commercial	1	0.1
Agriculture	54	6.9
Other Specified Uses (Commercial, Research and Development)	14	1.8
Other Specified Uses (Research and Development in support of LMC Loop Development)	10	1.3
Other Specified Uses (Special Industry)	36	4.6
Other Specified Uses (Nature Park)	37	4.7
Other Specified Uses (including infrastructures, petrol filling station and firing range, etc.)	23	2.9
Others (including amenity areas, rivers and roads)	152	19.3
Green Belt	117	14.9
Conservation Area	1	0.1
Total	787	100



Planning Concept

CREATE A GREEN LIVING ENVIRONMENT

Green design is the main planning concept for developing the NENT NDAs. The Study Consultants have completed a carbon appraisal for the three NDAs. In order to create a green living environment, we have developed a series of energy saving and carbon reduction strategies in respect of town planning, urban design, transportation and green infrastructure to achieve the target of reducing carbon emission.



Items	Carbon Reduction Strategies	Proposed Initiatives/Improved Design
1	Compact City Design	<ul style="list-style-type: none"> Concentrate residential developments, workplace, leisure/entertainment and public service facilities within 500m of the public transport nodes to minimise the need for commuting and therefore reduce carbon emission from public transport Plan for mixed land uses to provide diversified employment opportunities and reduce the traffic demand generated by cross-district employment
2	Green Urban Design	<ul style="list-style-type: none"> Provide a comprehensive open space network connecting major developments in the area Propose to adopt green building design (such as green roof and vertical greening) Reserve breezeways and view corridors; provide extensive tree planting to minimise changes in micro-climate
3	Environment-friendly Transport Network	<ul style="list-style-type: none"> Encourage the use of low-emission/low-fuel consumption vehicles, electric vehicles etc. and provide electric vehicle charging stations Construct main roads on the periphery of the NDAs and provide continuous open space at the town centre to create a car-free living environment Concentrate the population near the proposed railway stations and public transport interchanges Provide comprehensive pedestrian walkway and cycle track networks to encourage walking and cycling
4	Energy Efficient Buildings	<ul style="list-style-type: none"> Encourage the use of environment-friendly building materials and energy-saving installations
5	Provision of District Cooling System	<ul style="list-style-type: none"> Propose to adopt District Cooling System for non-domestic developments (subject to detailed feasibility study)
6	Use of Renewable Energy	<ul style="list-style-type: none"> Generate electricity by renewable energy (such as solar water heating and photovoltaic systems) Use renewable energy for landscape lighting, road lighting, etc. Use renewable energy for traffic lights and signage
7	Efficient Use of Water Resources	<ul style="list-style-type: none"> Encourage the use of highly efficient fresh water installations to minimise fresh water consumption
8	Effluent Reuse System	<ul style="list-style-type: none"> Use reclaimed water for non-potable purposes such as toilet flushing, plant irrigation and district cooling system

Recommended Outline Development Plan

KWU TUNG NORTH NEW DEVELOPMENT AREA

Development Theme: "Mixed Development Node" - Making good use of the transportation network to create a new development area with a mix of commercial, residential and R&D uses, as well as land for ecological conservation

1 Land Uses

Major developments of the NDA will be concentrated around the proposed Kwu Tung Railway Station, with Lok Ma Chau (LMC) Loop Development, LMC Border Control Point (BCP) and Lo Wu BCP in the north and Fanling Highway in the south. Taking full advantage of its prominent location, transport facilities and natural resources, the NDA is proposed to mainly accommodate residential, commercial and R&D uses and a Nature Park.

- Higher-density public and private residential developments with a maximum plot ratio of 5 and a maximum building height of 35 storeys will be concentrated around the town centre and the proposed Kwu Tung Railway Station. Medium to low-density residential developments will be located at the periphery of the town centre to achieve better integration with the surrounding rural environment.

- A cluster of "Commercial, Research and Development" ("CRD") sites with a maximum plot ratio of 3 and a maximum building height of 10 storeys will be located in the southeastern part of the town centre to serve various types of office and research uses, providing development spaces for the industries where Hong Kong enjoys clear advantages. As the gateway of the NDA, a 16-storey landmark building is proposed in a "CRD" site in the south of Sheung Yue River adjacent to the southern entrance of the NDA.
- In the northern part of the NDA, two sites with a total area of 10 ha are earmarked for "Research & Development" ("R&D") uses

to support the development of LMC Loop.

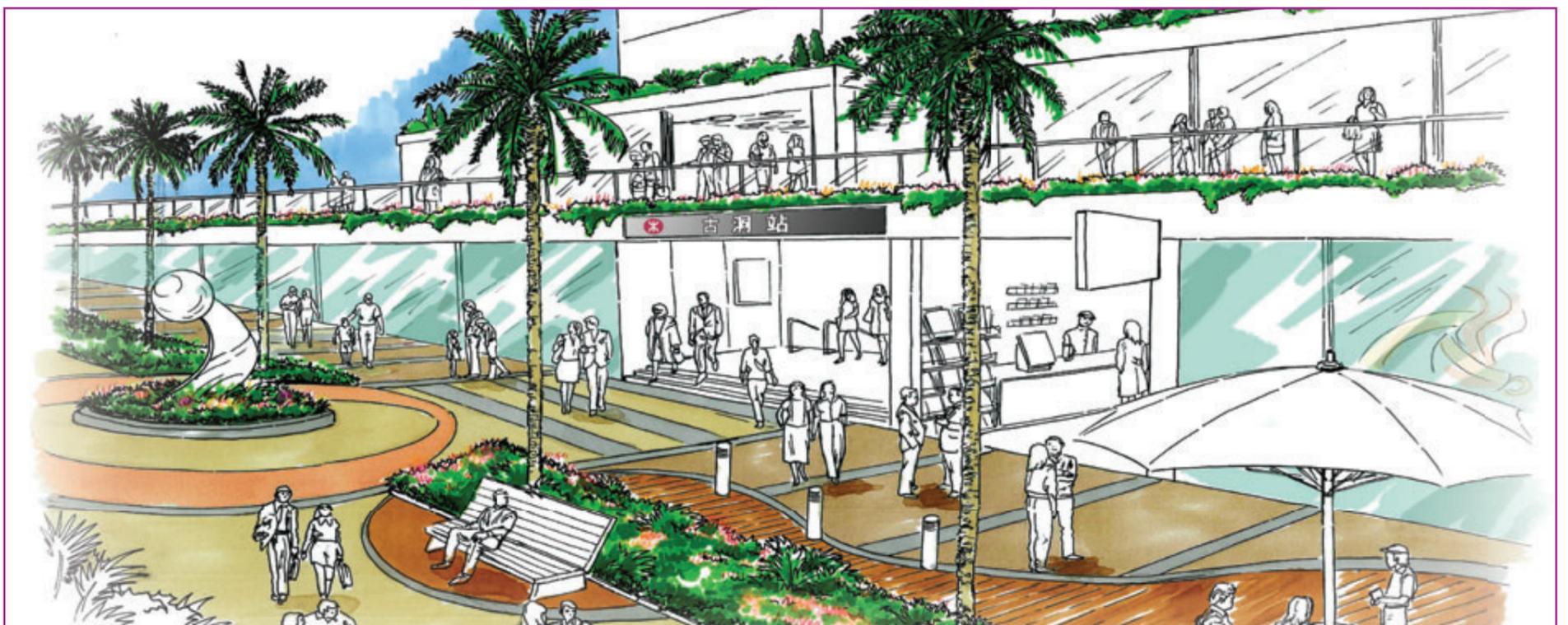
- Preserve the existing "Village Type Development" ("V") sites and reserve land near the existing indigenous village as "R4" for low-density housing development, which may be used for re-provisioning the affected village houses/building lots under the Village Removal Terms.
- Land has been reserved for development of public housing to facilitate local rehousing of eligible households.
- Long Valley will be designated as "Other Specified Uses (Nature Park)" and a visitor centre will be provided in the southern end to help the public understand the

ecological importance of Long Valley.

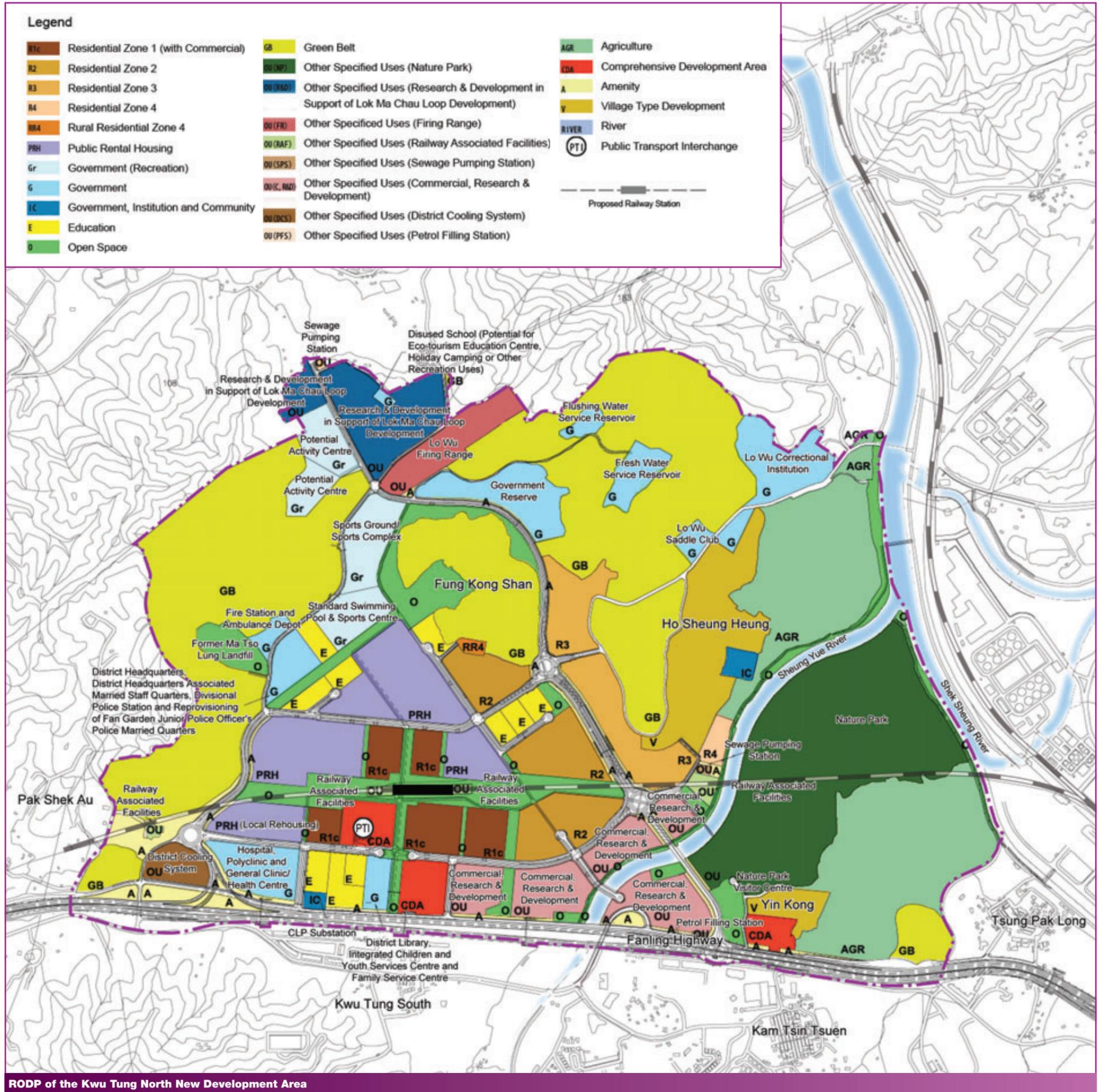
- The zoning of land in the north and south of the Nature Park will be retained as "Agriculture" to continue the existing agricultural activities.
- Open space will be planned with a wide variety of passive and active recreational facilities.
- 46 ha of land will be reserved for government, institution or community uses to support the community and recreational development.
- Main roads will be constructed at the periphery of the NDA to create a car-free environment in the town centre.



Photomontage of Kwu Tung North New Development Area



Artist's Impression of the Town Centre of the Kwu Tung North New Development Area



RODP of the Kwu Tung North New Development Area

Development Parameters

Development Theme	Mixed Development Node
Major Land Uses	Residential, Commercial, Research and Developments, and Nature Park
Population	Approximately 81,900
Number of Residential Units (Public - Private Housing Mix)	Approximately 28,700 (55:45)
Employment Opportunities	Approximately 35,400
Plot Ratio	PRH: 5 Private Housing: 2 - 5 OU (CRD): 3 OU (R & D in support of LMC Loop Development): 1.5 - 3 CDA: 3 - 5
Building Height	35 Storeys (Maximum)

Excluding existing and committed developments not affected by the NDA development.

Land Use Overview

Land Use	Area (ha.)	%
Residential and Village Type Development	73	16.2
Government, Institution or Community	46	10.2
Open Space	33	7.3
Comprehensive Development Area	7	1.6
Agriculture	45	10
Other Specified Uses (Commercial, Research and Development)	14	3.1
Other Specified Uses (Research and Development in support of LMC Loop Development)	10	2.2
Other Specified Uses (Nature Park)	37	8.2
Other Specified Uses (including infrastructure, petrol filling station and firing range, etc.)	9	2
Others (including amenity areas, rivers and roads)	65	14.5
Green Belt	111	24.7
Total	450	100

2 Urban Design

Design Principle

Following the sustainable development principle and the Transit Oriented Development approach, pedestrian circulation and activities will be concentrated around the public transport node to create a vibrant town centre. The natural landscape at the periphery will be retained and the ecological habitats of Long Valley conserved.

Design Framework

The proposed railway station will serve as the focal point of the NDA. The cruciform green corridors will run through the town centre to connect the entire NDA for pedestrian circulation. View corridors from the riverside of Sheung Yu River to Ma Tso Lung and from Long Valley to Tai Shek Mo will provide unobstructed views across the NDA.

Design Features

- Major developments of the KTN NDA will be concentrated around the proposed Kwu Tung railway station and Town Park. The sunken plaza located at the centre of the railway station is designed to integrate with the entrances of the railway station. The 1.2 km long Town Park will serve as the major public open space in the

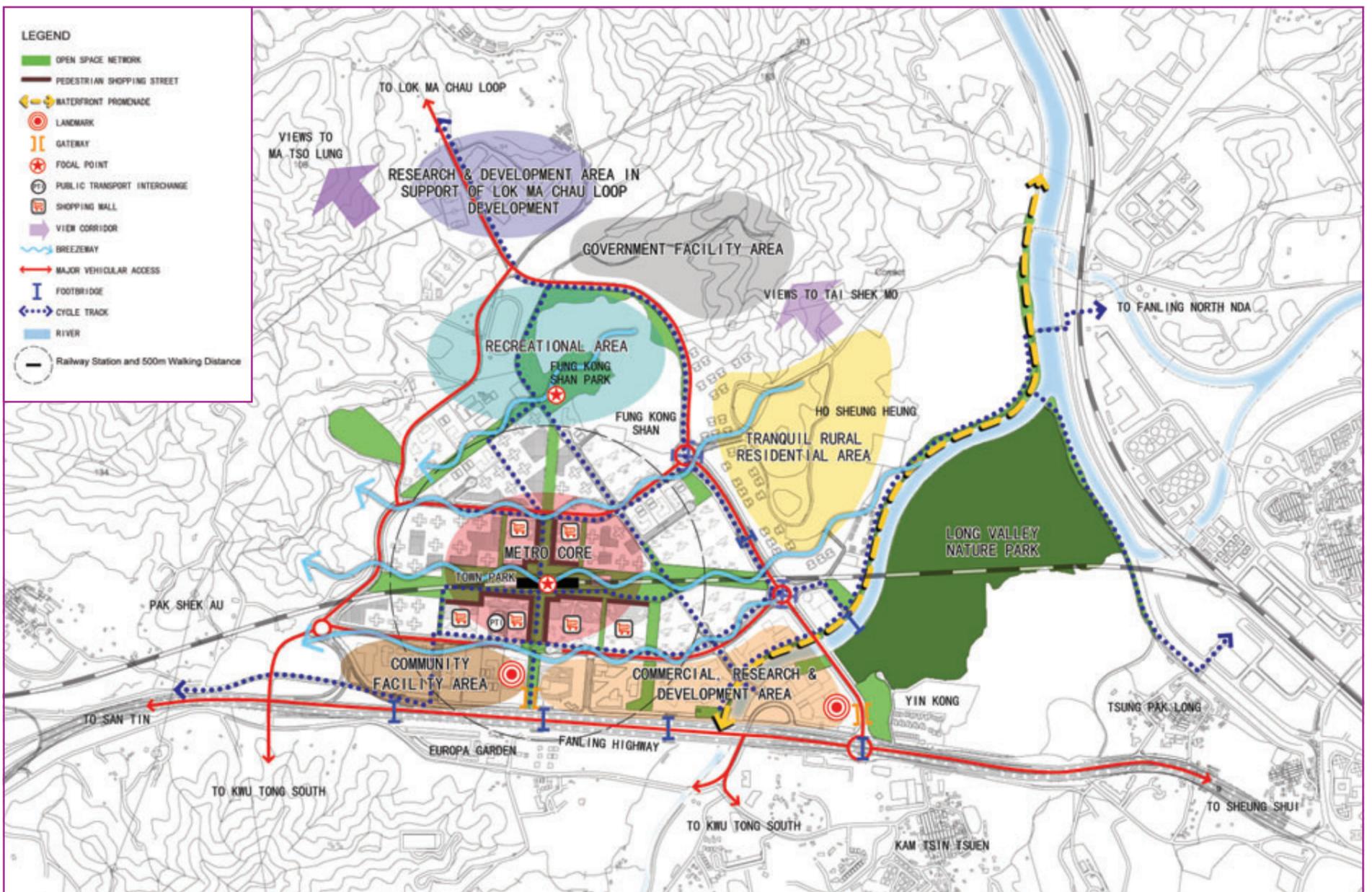


Sunken Plaza

Shopping Street



- NDA with two-storey terraces on both sides lined with retail shops, coffee shops and restaurants, which will add vibrancy to the town centre.
- The east-west and north-south open space forms cruciform green corridors linking up the residential areas and major activity nodes. These corridors will also bring positive visual and ventilation effects and enable the public to see the hilly terrains of Pak Shek Au and Fung Kong Shan in the distance, as well as the Long Valley Nature Park and its surrounding rural landscape.
- A stepped building height and density design is adopted with gradual reduction in building heights and density from the town centre towards the periphery of the NDA to create a varied urban profile.
- Major breezeways are designed in a northeast-southwest direction to facilitate wind penetration into the inner part of the NDA.
- A comprehensive pedestrian and cycle track network covering the entire NDA will be developed to connect major activity nodes, community facilities and open spaces as well as the FLN NDA.



Urban Design Framework

Metro Core

Located at the centre of the NDA, the Metro Core comprises predominately high-density residential developments, Kwu Tung railway station, Town Park, a Public Transport Interchange (PTI), retail shops and community facilities. Stepped building height design will be adopted in this area with building heights gradually descending from 30 storeys near the railway station to between 10 and 20 storeys at the southern periphery. The Town Park at the town centre is the focal point of the NDA. The sunken plaza in the centre of the Town Park is designed to integrate with the entrances of the railway station. Terraced podia along the Town Park will have street fronting retail shops and restaurants to enhance vibrancy and create an attractive open space for the public. The Town Park will also serve as the major view corridor and breezeway between Long Valley and Pak Shek Au, which allows penetration of fresh air into the NDA and allows the public to view the hilly terrains in the distance. A public transport interchange will be provided in the south of the railway station to improve the internal and external transport connection. The "Comprehensive Development Area" (CDA) near the CRD Area is mainly used for commercial, research and residential uses. Footbridges will be provided to connect the Kwu Tung South area.



Kwu Tung North New Development Area – Photomontage of the Metro Core

Commercial, Research and Development Area

The south-eastern part of the NDA will serve as the commercial, research and development node. This area is closely connected with the Metro Core through a green corridor. The stepped building design will be adopted with height gradually decreasing from 10 storeys to 7 storeys towards Sheung Yue River. A 16-storey landmark building with unique design will be developed at a site south of Sheung Yue River to mark the gateway to the NDA. A site located in the east and close to the Long Valley Nature Park is suitable for hotel development to serve the business and Nature Park visitors.



Kwu Tung North New Development Area – Photomontage of the Commercial, Research and Development Area

3 Landscape Design

Major Landscape Design Features

A KTN Town Park

The design of the Town Park will be integrated with the proposed railway station. This area running from the east to the west of the NDA will not only serve as the centre for business and outdoor leisure activities, but also provide an extensive green space. The featured paving, sculptures and landscaped green corridors in the Town Park will help create a quality open space.



A. The Town Park serves as the centre for outdoor activities

B Commercial, Research and Development Area

This area will be one of the main entrances of the KTN NDA. This important gateway will be marked by a landmark building decorated with a variety of trees. Together with the well-landscaped riverside promenade along the Sheung Yue River, this area will signify the urban design features of the NDA.



B. The landmark building at the main entrance in the south-east



Recommended Outline Development Plan

FANLING NORTH NEW DEVELOPMENT AREA

Development Theme: "Riverside Township"— A NDA closely integrated with the Fanling/ Sheung Shui New Town

1 Land Uses

Located right next to Ng Tung River and the Fanling/Sheung Shui New Town, the NDA will make the best use of its beautiful riverside scenery, hilly backdrop and the surrounding natural landscape to create a comfortable living environment with sufficient community facilities to serve the residents of the existing and new communities.

- Higher-density developments with a maximum plot ratio of 5 and a maximum building height of 35 storeys are clustered at the two residential areas in the eastern and western parts. Retail and community facilities and PTIs will be provided in these residential areas to create a convenient living environment.
- Low to medium-density residential developments with building heights ranging

from 12 to 20 storeys will be located at the periphery of the two residential areas.

- A Central Park and various social welfare and recreational facilities will be developed between the two residential areas for use by residents of both the new and existing communities.
- Low-density residential developments are proposed in the north of Ng Tung River to integrate with the surrounding rural setting.
- A continuous riverside promenade will be provided along the banks of Ng Tung River to allow residents to enjoy the scenic views of the river and hilly backdrop.

- Land near the existing indigenous village as "R4" has been reserved for low-density housing development, which may be used for re-provisioning the affected village houses/building lots under the Village Removal Terms.

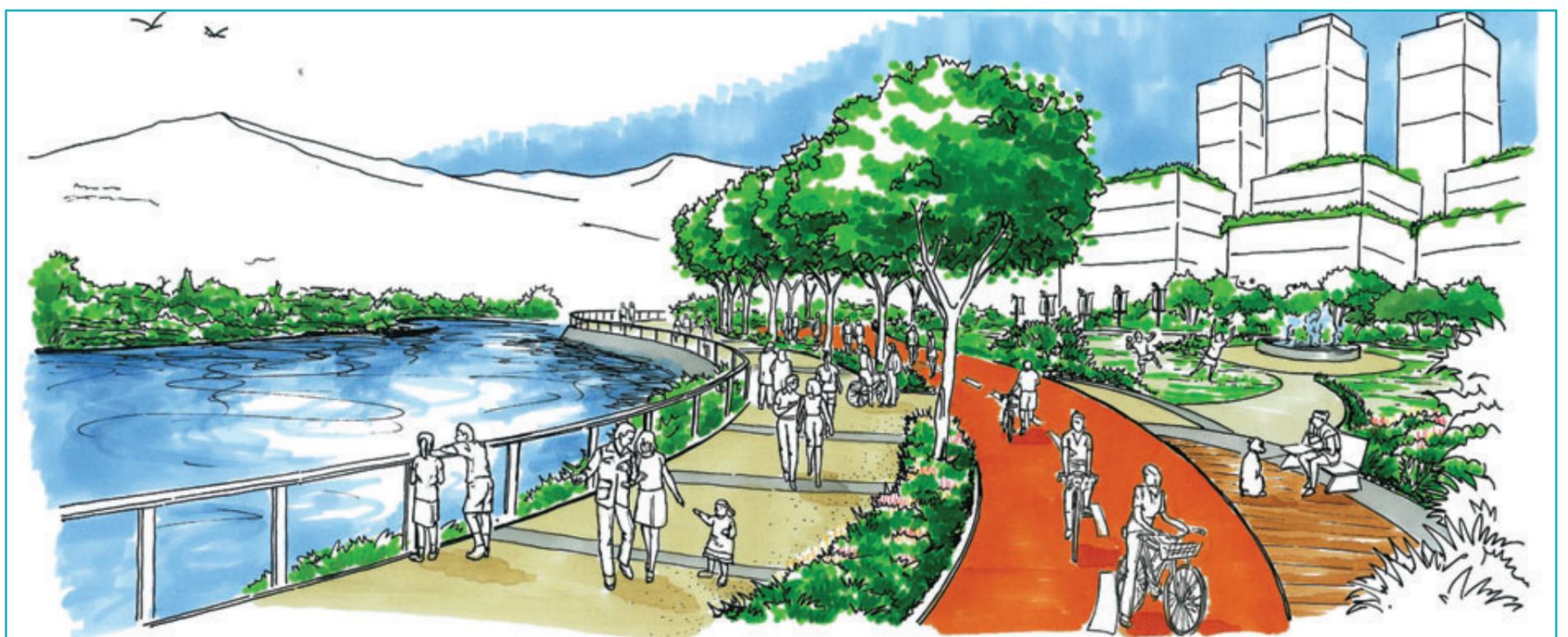
- Infrastructure (such as Sewage Treatment Works Extension) and police training facilities will be developed at the western end of the NDA and suitably segregated from the residential areas.

- The existing "Agriculture" zone in the west of the "Conservation Area" will be retained.

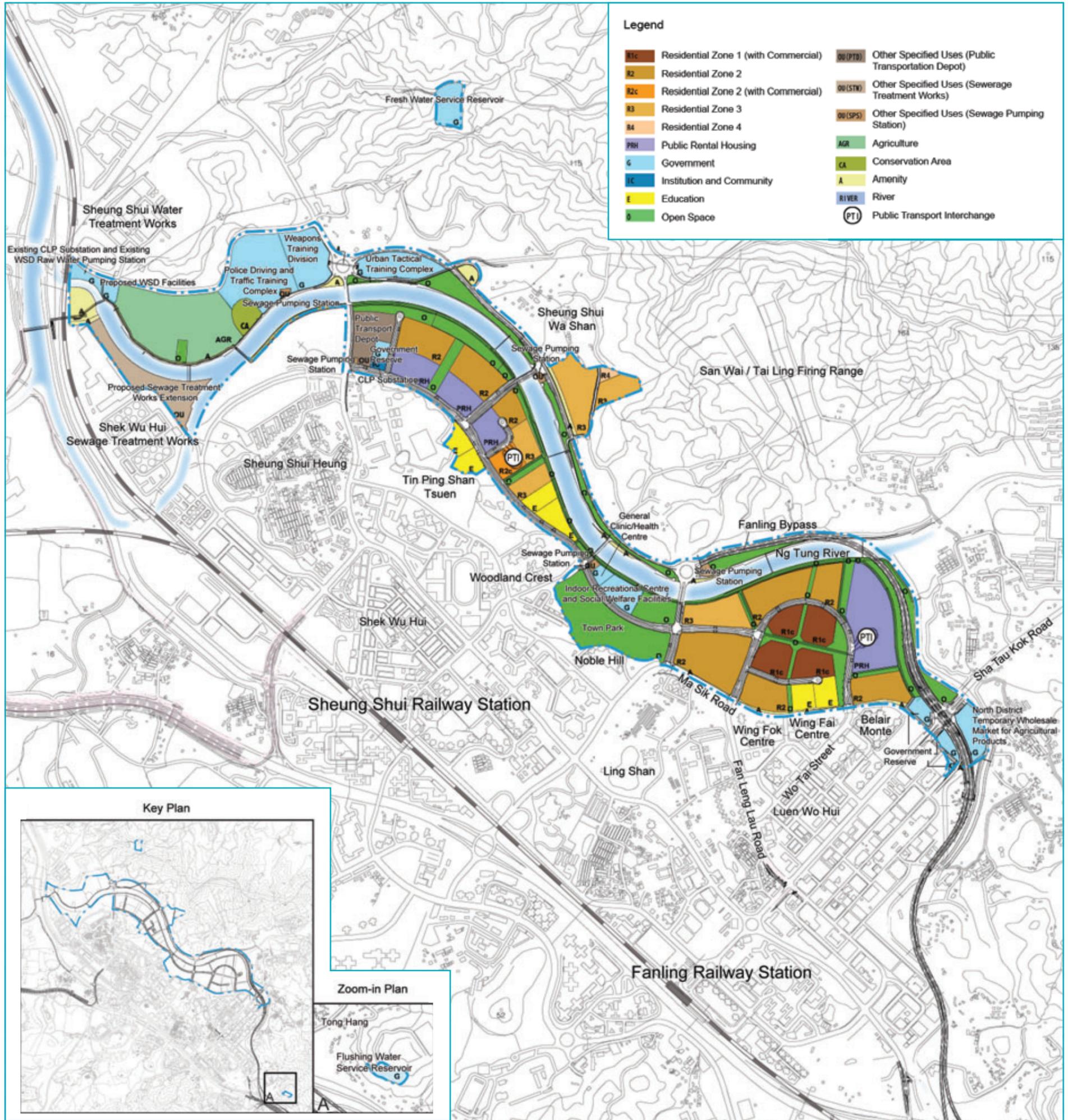
- The proposed Fanling Bypass will run along the northern bank of Ng Tung River at some distance from the residential clusters of the NDA. In addition, the section near Belair Monte will be designed as a depressed road with underpass to mitigate environmental impacts on the nearby residents.



Photomontage of the Fanling North New Development Area



Artist's Impression of the Riverside Park and the nearby Residential Area of the Fanling North New Development Area



RODP of the Fanling North New Development Area

Development Parameters

Development Theme	Riverside Township
Major Land Uses	Residential, Government Facilities
Population	Approximately 52,100
Number of Residential Units (Public - Private Housing Mix)	Approximately 18,600 (39:61)
Employment Opportunities	Approximately 6,000
Plot Ratio	PRH: 5 Private Housing: 2 - 5
Building Height	35 Storeys (Maximum)

Land Use Overview

Land Use	Area (Ha)	%
Residential	43	25.9
Government, Institution or Community	23	13.9
Open Space	27	16.3
Conservation Area	1	0.6
Agriculture	9	5.4
Other Specified Uses (infrastructures)	6	3.6
Others (including amenity areas, river and roads)	57	34.3
Total	166	100

Excluding existing and committed developments not affected by the NDA development.

2 Urban Design

Design Principle

To make the best use of the natural scenery of Ng Tung River and the surrounding hills, the NDA will be developed into a vibrant riverside township in a linear layout. Continuous green spaces will be provided to connect the Fanling/Sheung Shui New Town with the riverside of Ng Tung River.

Design Framework

The NDA will be built along Ng Tung River, with four green spines stretching from Fung Kai Secondary School, Tin Ping Shan Tsuen, Luen Chit Street and Wo Tai Street to the open space alongside the river. The banks of Ng Tung River will be developed into a unique riverside promenade connecting the Central Park and major developments within the NDA.



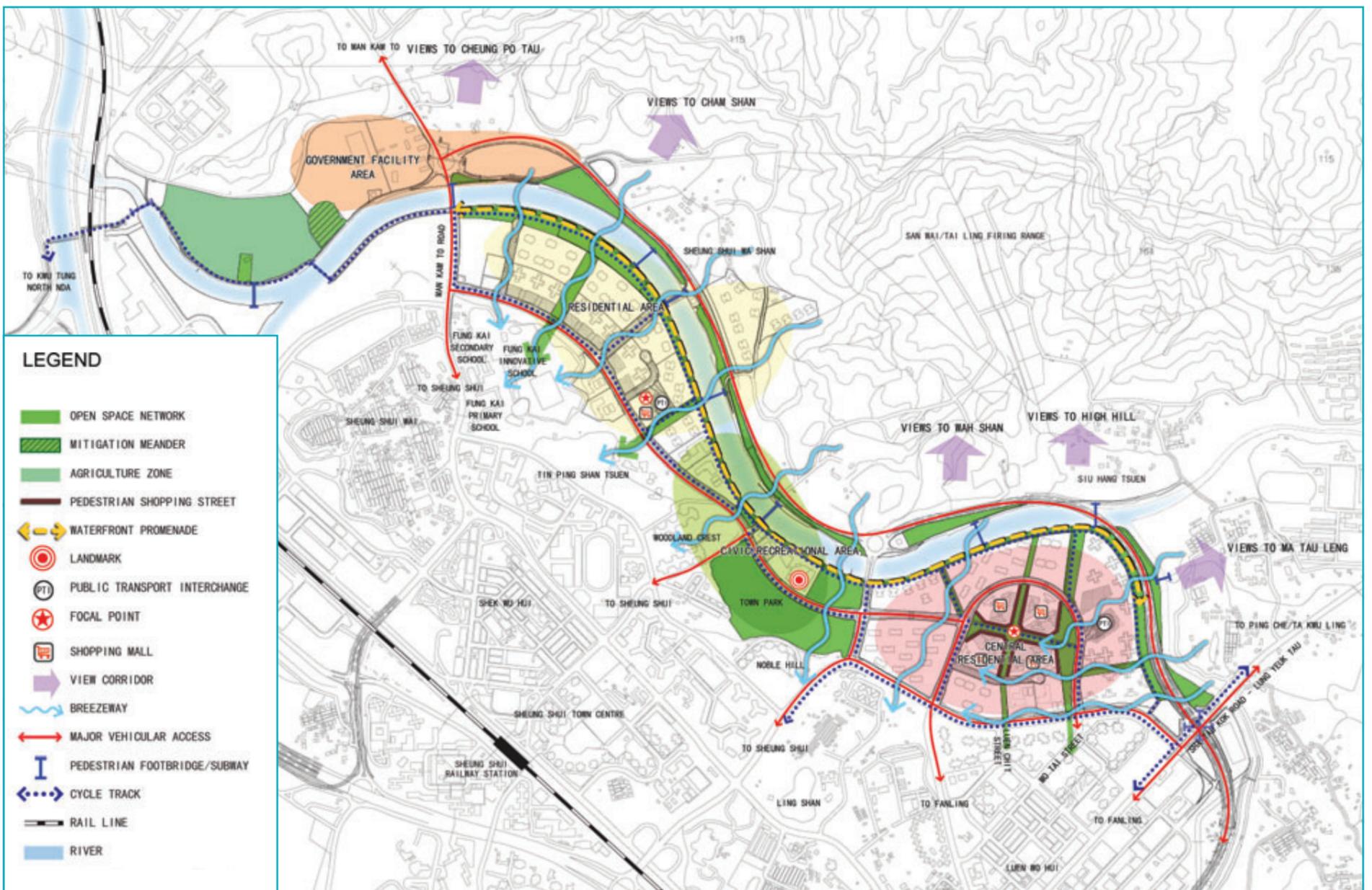
Terraced Shopping Street

Riverside Park



Design Features

- The two residential areas in the eastern and western parts are the focal points of the NDA, which will provide different types of housing and a variety of retail shops, entertainment and community facilities and public transport interchanges. The residential developments will be built along Ng Tung River with building heights and development intensities gradually descending from the east and west ends towards the Central Park and the riverside to create an interesting, undulating urban profile.
- The riverside parks along Ng Tung River and the associated green areas not only provide distinctive open spaces within the NDA, but also serve as the major view corridors to Sheung Shui Wa Shan and Cham Shan as well as the major breezeways for the adjacent Fanling/Sheung Shui New Town.
- A comprehensive pedestrian and cycle track network will be developed along the riverside promenade, which will connect the major activity nodes within the NDA as well as the KTN NDA and Fanling/Sheung Shui New Town. Bicycle parking areas will be provided near the public transport interchanges to encourage walking and cycling, thereby achieving green living.



Urban Design Framework

Central Residential Area

Located in the eastern part of the NDA, the area is predominantly for residential developments with supporting retail and community facilities. Different height bands are adopted to create an undulating profile. The building heights gradually descend from between 30 and 35 storeys in the centre and the eastern part to between 8 and 20 storeys towards the south and north. A cruciform shopping street will be developed at the centre with two-storey terraces on both sides lined with retail shops, cafés and restaurants. In addition, two north-south view corridors will provide the public with views to Ng Tung River and green backdrop in the distant north. The east-west breezeways will allow wind penetrating into the NDA and the existing New Town.



Fanling North New Development Area – Photomontage of Central Residential Area



Fanling North New Development Area – Photomontage of Residential Area

Residential Area

This area will be located in the western part of the NDA. Building heights gradually decrease from 20 storeys to 12 storeys towards the riverside open spaces along Ng Tung River. The area to the north of the river is mainly for low-density residential developments with a plot ratio of 2 and a maximum building height of 12 storeys to achieve a better integration with the scenery of Ng Tung River and the surrounding rural environment. Green corridors linking up the area with the adjoining areas and promenade will facilitate residents' access to the riverside.

3 Landscape Design

Major Landscape Design Features

A Green Corridor within Central Residential Area

Provision of green spaces and a central plaza among buildings to serve as a buffer to minimize visual impacts. The green spaces will be designed with special street paving and tree planting to create a quality open space.

B Riverside Park

Making best use of the beautiful scenery of Ng Tung River, the riverside park will provide space for various outdoor activities and passive recreation facilities, e.g. jogging trail, cycle path and viewing platform. The public can be able to capture views of the natural hilly landscape to the north of the NDA, Wa Shan and Cham Shan, along the riverside park.

C Central Park

Different kinds of ball courts and playgrounds within the Central Park will provide outdoor recreational facilities to the public. Besides active activities, it will also provide passive open spaces with different tree species, grass pitches and sitting-out areas.



A. The Central Residential Area provides quality open space



B. Riverside Park provides jogging trail



C. Multi-purpose lawn

Recommended Outline Development Plan

PING CHE/TA KWU LING

NEW DEVELOPMENT AREA

Development Theme: "Quality Business/Residential Area" - Capitalising on the strategic location to provide development spaces for special industries and the industries where Hong Kong enjoys clear advantages to support economic development, complemented with medium and low-density residential developments to create a quality living environment.

1 Land Uses

In proximity to the proposed Liantang/Heung Yuen Wai BCP, the NDA is primarily intended for special industries and low to medium-density residential developments. It will help to promote the economic cooperation between Hong Kong and Shenzhen, strengthening the competitiveness of Hong Kong.

- The Special Industries area in the north of the NDA is primarily reserved for high-

value added and non-polluting special industries, the industries where Hong Kong enjoys clear advantages (including testing and certification services, innovation and technology, cultural and creative industries, environmental industries, etc.) as well as logistics uses. The maximum plot ratio and building height of this area are 2.5 and 35m respectively.

- The southern part will be developed into

a medium to low-density rural residential area with a shopping street in the centre providing retail shops and restaurants. The maximum plot ratio and building height of this area are 2.1 and 10 storeys respectively.

- The central part will comprise the existing Ping Che Yuen Ha Village and Wun Chuen Sin Kwoon as well as the new Central Park and a commercial development with a PTI. It will provide green open space, business and retail facilities and convenient public transport for the residents.

- Stepped building height design will be adopted to enhance spaciousness. The maximum plot ratio will decrease gradually from 2.1 to 0.75 and maximum building heights from 10 storeys to 6 storeys from the centre to the periphery of the NDA.

- Land near the existing indigenous village has been reserved as "R4" for low-density housing development, which may be used for re-provisioning the affected village houses/building lots under the Village Removal Terms.

- Open space will be provided along the banks of Ping Yuen River which serves

as the major green corridor in the NDA.

- A road will be provided to connect the NDA with the proposed Liantang/Heung Yuen Wai BCP.

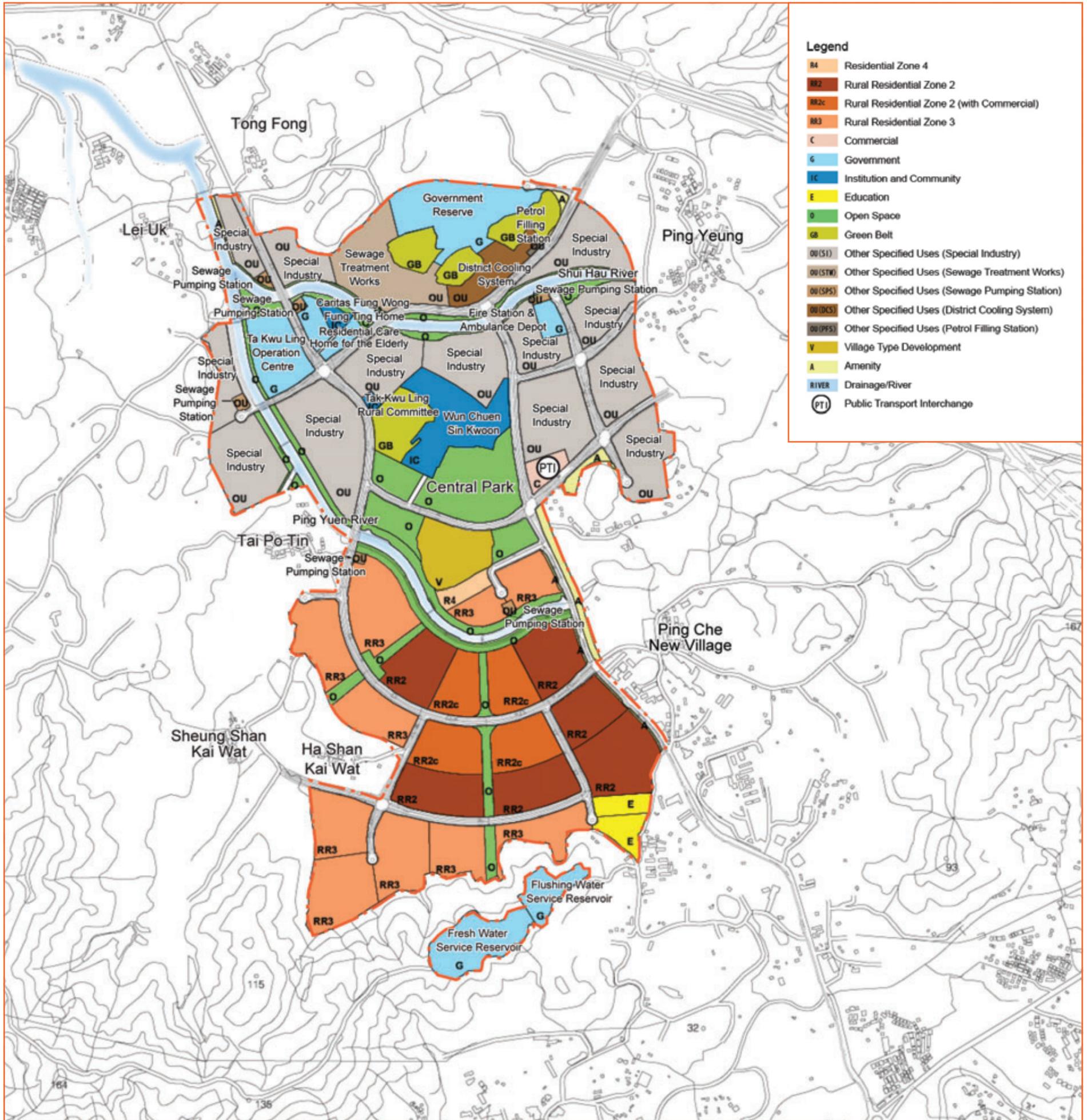
- The proposed District Cooling System plant and Sewage Treatment Works will be located at the northern end of the NDA and suitably segregated from the residential area. These two facilities will be located in close proximity to create synergy as treated sewage effluent can be used for cooling purpose, thereby achieving conservation and reducing energy consumption.



Photomontage of the Ping Che/Ta Kwu Ling New Development Area



Artist's Impression of the Residential Area of the Ping Che/Ta Kwu Ling New Development Area



Development Parameters

Development Theme	Quality Business/ Residential Area
Major Land Uses	Special Industries, Industries where HK enjoys clear advantages, Residential, Government Facilities
Population	Approximately 17,600
Number of Residential Units (Public - Private Housing Mix)	Approximately 6,500 (0:100)
Employment Opportunities	Approximately 10,700
Plot Ratio	Private Housing: 0.75 - 2.1 Special Industries: 2.5 Commercial: 2.5
Building Height	10 Storeys (Maximum) (Special Industries Area: 35m)

Excluding existing and committed developments not affected by the NDA development.

Land Use Overview

Land Use	Area (ha.)	%
Residential and Village Type Development	52	30.4
Government, Institution or Community	21	12.3
Open Space	17	9.9
Commercial	1	0.6
Other Specified Uses (Special Industry)	36	21.1
Other Specified Uses (including infrastructures and petrol filling station)	7	4.1
Green Belt	6	3.5
Others (including amenity areas, rivers and roads)	31	18.1
Total	171	100

2 Urban Design

Design Principle

To take advantage of the Ping Yuen River, Shui Hau River and the surrounding hilly natural landscape and integrate with the existing unique cultural features to create a quality business and residential area compatible with the surrounding rural setting.

Design Framework

The Central Park will be integrated with the green corridor running across the residential area in the south to maintain the longitudinal views. The promenade along Ping Yuen River will be connected with the shopping street in the south to enhance vibrancy of the NDA.



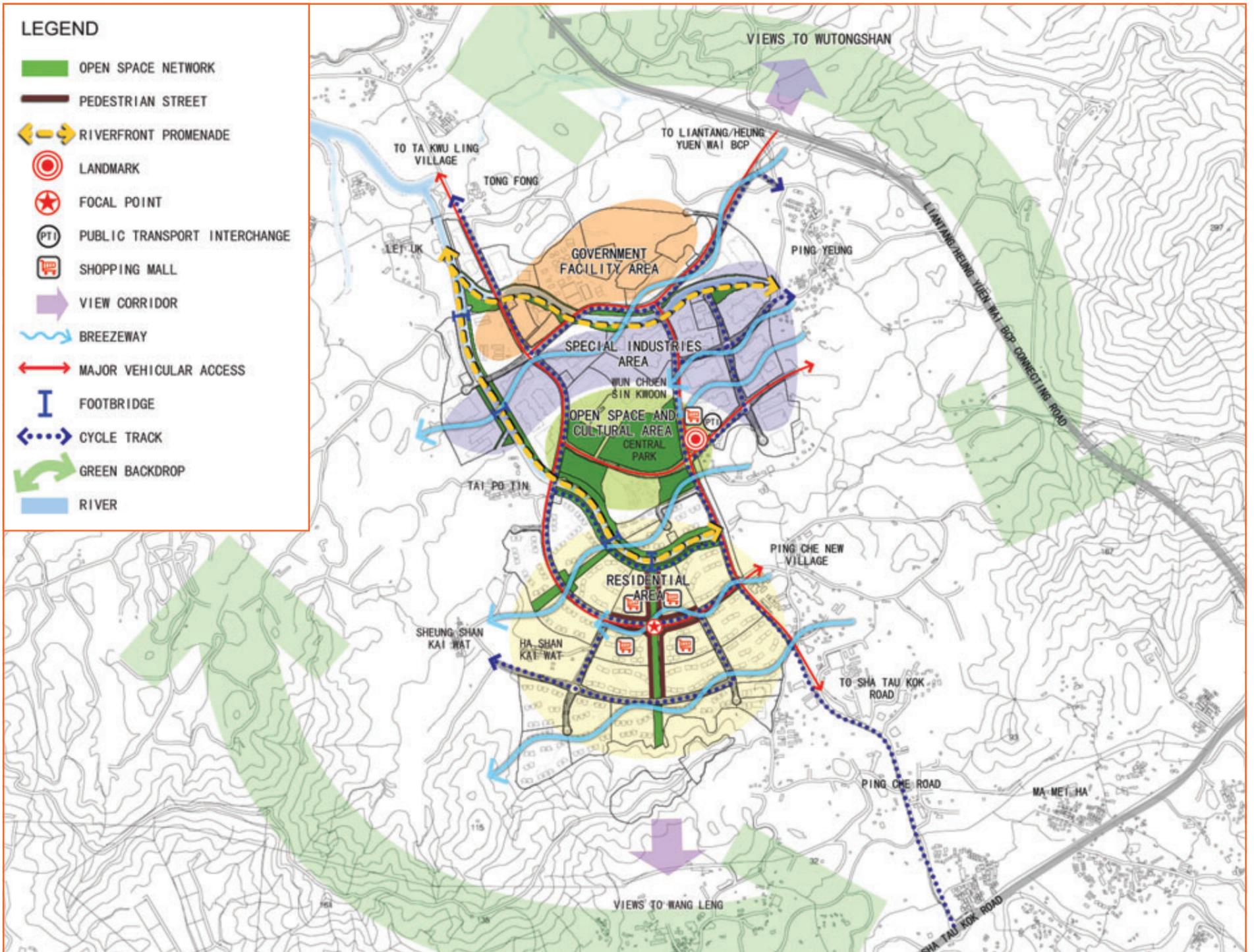
Low-density Residential Developments



Buildings in the Special Industries Area

Design Features

- To integrate with the rural setting of the surrounding area, the NDA is primarily intended for medium to low-density developments with maximum building heights restricted to 35 m for sites planned for special industries and 10 storeys for all other sites
- The stepped building height design will be applied with building heights and development intensity gradually descending from the centre to the periphery.
- A number of green corridors, view corridors and breezeways will be provided. The public will have views of the hilly backdrop of Wu Tong Shan and Wang Leng in the distance.
- Promenades will be provided along Ping Yuen River and Shui Hau River. The promenade along Ping Yuen River will be connected with the shopping street in the south. Residents can reach the Central Park through the riverside promenade and shopping street.
- Pedestrian walkways and cycle tracks connecting the major activity nodes will be provided along green corridors and major roads to encourage walking and cycling.



Urban Design Framework

Residential Area

Located in the southern part of the NDA, the area is mainly for low to medium-density residential developments. The eastern and western portions of this residential area will be linked by an open space and connected with the riverside park of Ping Yuen River in the north and the foothill of Tsung Shan in the south. Two semi-circular plazas at the centre of the open space will form important features of the area. Surrounding the plazas are two-storey podia with a wide variety of street fronting shops and restaurants. The east-west road in the area will serve as the major wind corridor to facilitate wind penetration.



Ping Che/Tak Kwu Ling New Development Area – Photomontage of Residential Area

Open Space and Cultural Area

This area will be located at the central part of the NDA and includes the existing Wun Chuen Sin Kwoon. The Central Park and the adjacent promenade of Ping Yuen River not only provide quality open spaces for public enjoyment, but also function as a green buffer between the Special Industries Area in the north and the Residential Area in the south. This area is the intersection of two view corridors, providing views of Tsung Shan in the south and Wu Tong Shan in Shenzhen in the north. The commercial centre in the east will be developed into a landmark building of the NDA with the provision of commercial and retail services and a PTI.



Ping Che/Tak Kwu Ling New Development Area – Photomontage of Open Space and Cultural Area

2 Landscape Design

Major Landscape Design Features

A Green Corridor

Running in a north-south direction, the green corridor will be located in the medium to low-density residential area at the south. Two semi-circular plazas will be developed at the centre. In order to create a quality outdoor open space, the plazas will be decorated with various street furniture, paving and plantings.

B Central Park

The Central Park will serve as the focal point for outdoor recreational activities, providing a variety of outdoor ball courts and recreational facilities. Tree clusters adjacent to Wun Chuen Sin Kwoon will be preserved to form a green screen between the Central Park and Wun Chuen Sin Kwoon. In order to harmonize with the surrounding natural landscape and increase the greening ratio, extensive tree plantings will be incorporated in the design of the Central Park.

C Riverside Park

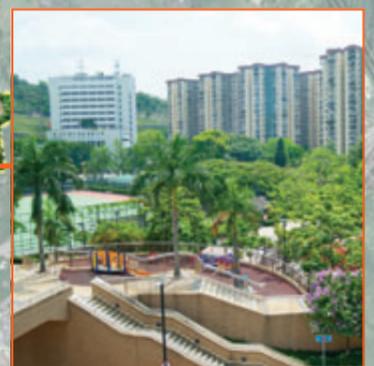
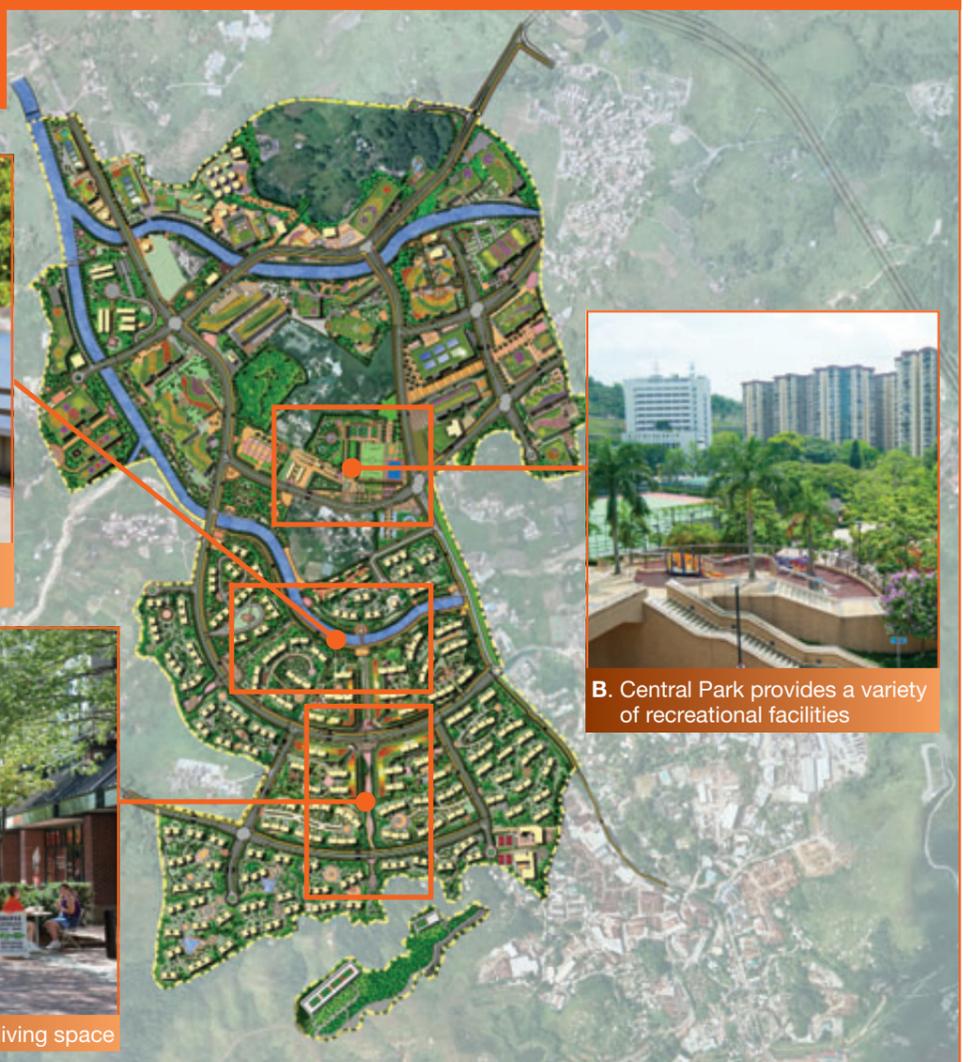
A riverside park along Ping Yuen River is proposed. It will be extensively planted with different species of trees and shrubs with the provision of passive recreational facilities such as benches, walking trails and viewing platforms.



C. Riverside Park near the low-density Residential Area



A. Green Corridor provides a comfortable living space



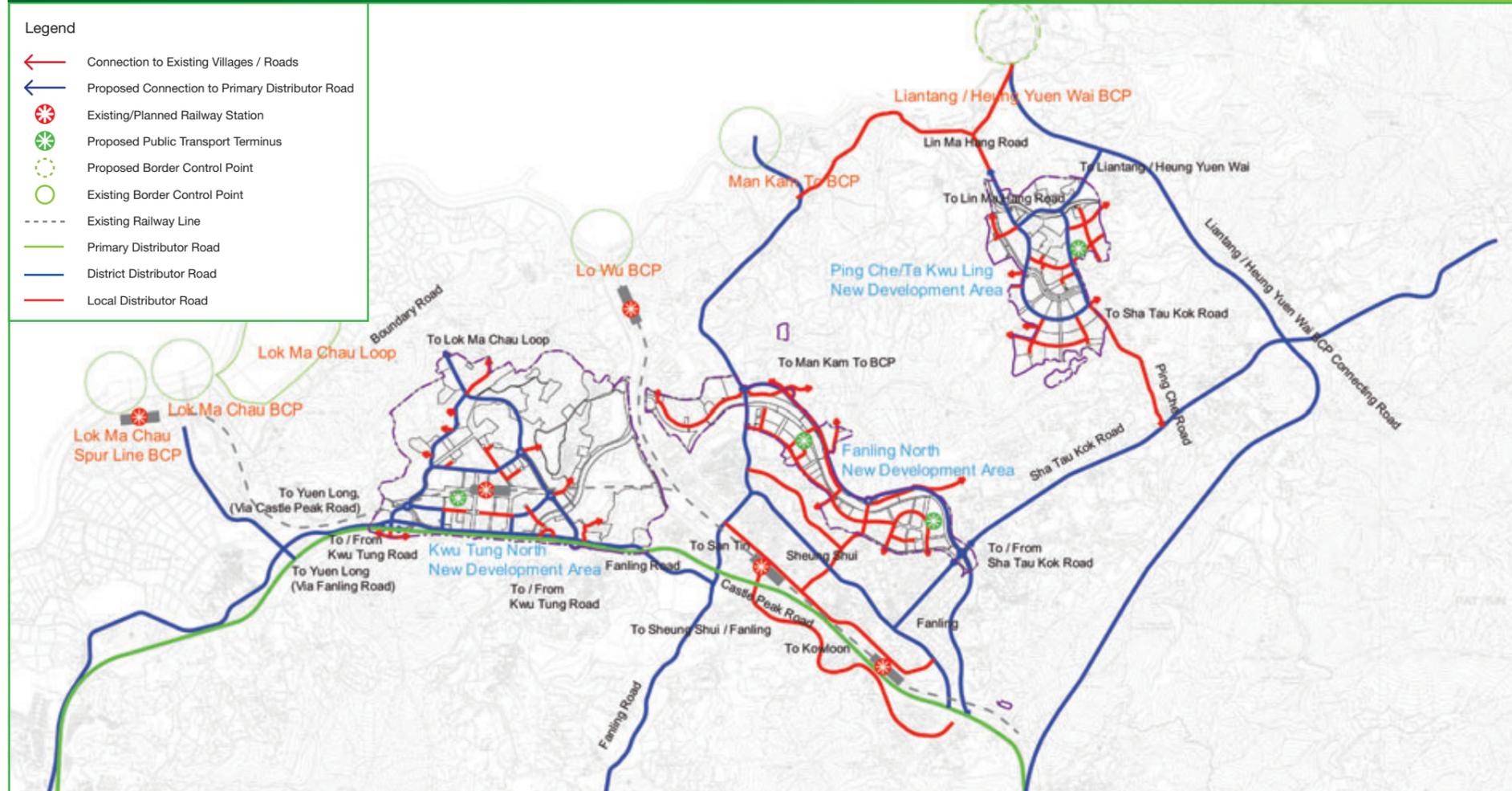
B. Central Park provides a variety of recreational facilities

ACCESSIBILITY

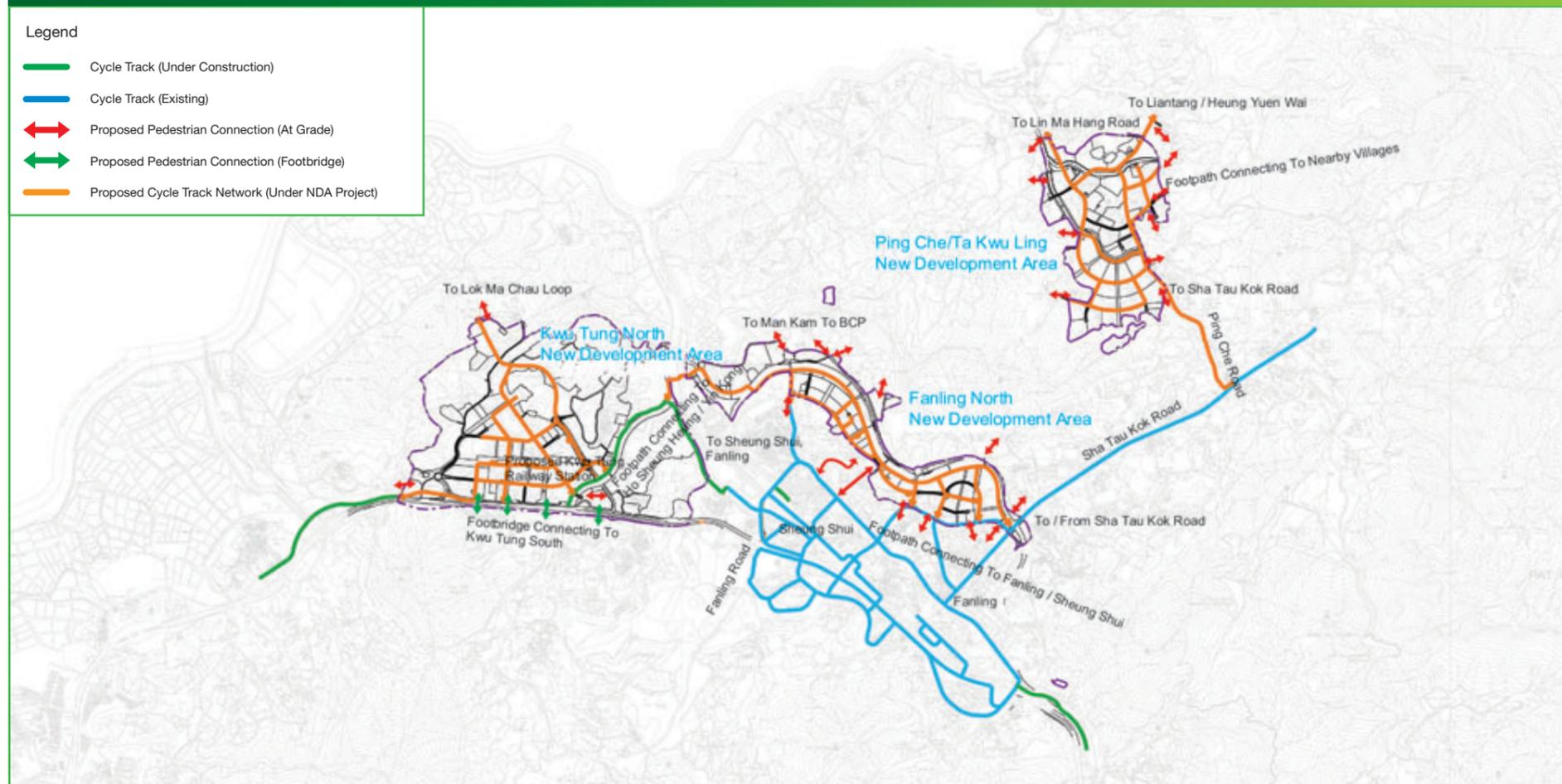
The three NDAs will be connected with different parts of Hong Kong and Shenzhen by a comprehensive transport network. The proposed developments include:

- Construct a railway station on Lok Ma Chau Spur Line within the KTN NDA;
- Provide connecting roads to Lok Ma Chau Loop and the Liantang/Heung Yuen Wai BCP;
- Recommend the use of environmentally friendly buses to provide feeder services within the NDAs and between the NDAs, Fanling/Sheung Shui New Town and the railway stations;
- Provide a comprehensive pedestrian walkway and cycle track network to connect the three NDAs, Fanling/Sheung Shui New Town and the North-East and North-West New Territories cycle tracks currently under construction;
- Construct the Fanling Bypass to connect the FLN NDA with Fanling Highway (Tai Po Section) to reduce the traffic impacts on the Fanling/Sheung Shui New Town;
- Improve the existing road network that connects the three NDAs, including improvement works at Po Shek Wu Interchange and widening of a section of Fanling Highway near Kwu Tung;
- Provide connecting roads and pedestrian walkways to connect nearby villages.

Road and Railway Network Plan



Proposed Cycle Track Network and Pedestrian Walkway Plan



Infrastructure, Community and Recreation Facilities

Apart from basic public utilities such as water, sewage treatment, connecting roads and electricity supply system, etc, we also propose a number of green initiatives such as energy-saving street lamps, District Cooling System and sewage reuse system to achieve energy-saving and create a convenient and environmentally-friendly living environment for the existing and future residents.

A wide range of community and recreational facilities such as schools, parks, sports grounds, libraries, swimming pools, etc will be provided according to the Hong Kong Planning Standards and Guidelines (HKPSG) to meet the residents' needs.

Implementation Arrangements

Implementation Mechanism

To ensure orderly implementation of the NDAs according to the RODPs and timely provision of various public facilities and housing units, we will adopt the Conventional New Town Approach to implement the NDAs. Under this approach, the Government will resume and clear all the private land planned for public works projects, public housing and private developments, carry out site formation works, and provide infrastructures before allocating land for various purposes including disposal of the land planned for private developments in the market.



Sport Ground



School



Public Library



Connecting Road



Foot Bridge

Rehousing Arrangements

The Government will ensure that the affected residents will have reasonable compensation or rehousing arrangements according to the prevailing legislation and policy prior to land clearance. A public housing site has been reserved in the KTN NDA for development of public housing to facilitate local rehousing of eligible households affected by the NDA project.

Technical Assessment Results

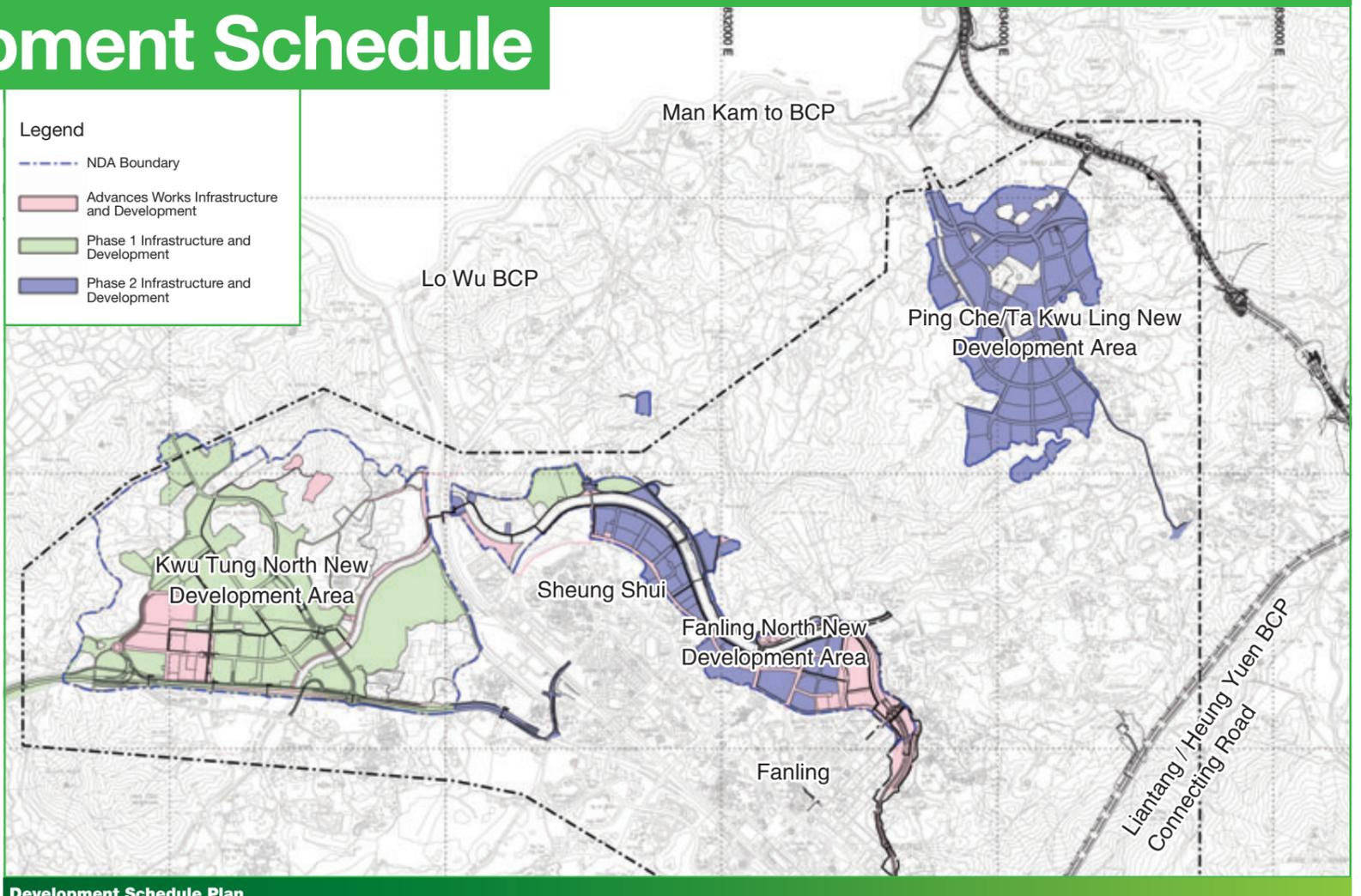
The Study Team has completed the second stage of technical assessments, the results of which demonstrate that the NDAs development is technically feasible. The proposed road works, such as widening of Fanling Highway (Kwu Tung Section), improving Po Shek Wu Interchange, constructing Fanling Bypass etc, will be able to meet the traffic demand arising from the NDAs development. For drainage and sewerage, the proposed measures including appropriate site formation levels, drainage works, new tertiary sewage treatment plants etc, will comply with the relevant standards and requirements. Other aspects such as water supply and air ventilation are also technically feasible. Moreover, the second stage environmental impact assessment (EIA) shows that the development will not induce unacceptable impacts on the surrounding environment. In the site investigation of the Kwu Tung North NDA, a heavy metal, arsenic (As), was found. On the basis of land use records and site investigation results, we believe that As in the area is naturally occurring. Relevant departments have assessed the situation and confirmed that As in the area has no adverse impacts on public health. We are now in the final stage of the EIA work to consolidate the various environmental assessments. We will adopt appropriate mitigation measures to avoid adverse impact of As on the public during construction and operation stages. All engineering works under the NDAs development would strictly comply with the requirements of the EIA Ordinance.

Development Schedule

To tie in with future development, the NDAs will be developed in phases. Some infrastructural works are included in the advance works package. The detailed design of works is scheduled to commence as early as in 2013. Construction works is scheduled to commence in 2017 and will be completed progressively from 2022 for the first population intake.

Other major works will commence in 2 to 3 years after the commencement of the advance works. The entire NENT NDA project is expected to be completed by 2031.

- Legend**
- NDA Boundary
 - Advances Works Infrastructure and Development
 - Phase 1 Infrastructure and Development
 - Phase 2 Infrastructure and Development



Development Schedule Plan

YOUR VIEWS

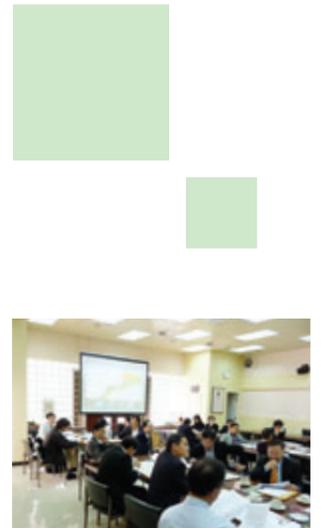
We will carefully analyse and consider the public views received from the Stage Three Public Engagement in the formulation of the Layout Plans.

We sincerely invite you to express your views on the North East New Territories New Development Areas Planning and Engineering Study.

Please give your views by filling out the attached Comment Collection Form and sending it to the Planning Department or Civil Engineering and Development Department by 31 August 2012.

Mailing Address:	Planning Department Studies and Research Section Planning Department 16/F, North Point Government Offices 333 Java Road, North Point Hong Kong	Civil Engineering and Development Department New Territories North and West Development Office Civil Engineering and Development Department 9/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories
	Tel No.: 2231 4731	2158 5680
Fax No.:	2522 8524	2693 2918
E-mail Address:	srpd@pland.gov.hk	nentnda@cedd.gov.hk

For detailed information of the study, please visit the website:
<http://www.nentnda.gov.hk>



Note: The names and comments/proposals (except personal information) provided by individuals or groups to the Civil Engineering and Development Department or Planning Department in the course of the Study will be disclosed, either wholly or partly, to the public (including disclosure on the relevant websites). If you do not wish to disclose such information, please advise us at the time of submission.