

North East New Territories New Development Areas

Planning & Engineering Study

Stage One
Public Engagement Digest
November 2008



土木工程拓展署
Civil Engineering and
Development Department



規劃署
Planning Department

ARUP

Invitation to Participate

The Chief Executive announced in his 2007 - 2008 Policy Address the planning for New Development Areas (NDAs) as one of the ten major infrastructure projects for economic growth. The NDAs shall provide quality living space in the northern New Territories.

The Planning and Development Study on North East New Territories (NENT Study) commissioned in 1998, identified Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) as suitable NDAs, i.e. the 3-in-1 NDAs. However, in the light of the slower growth of population and housing demand, the NDA proposals were shelved in 2003. The “Hong Kong 2030: Planning Vision and Strategy” (the HK2030 Study) completed in 2007 has revisited the need for strategic development areas in the New Territories and recommended proceeding with the NDA developments to address the long-term housing demand and provide employment opportunities.

To initiate the implementation of these NDAs, the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) of the Hong Kong Special Administrative Region (HKSAR) Government jointly commissioned the North East New Territories New Development Areas Planning and Engineering Study (NENT NDAs Study) in June 2008.

Given the changes in planning circumstances since 2003, including Hong Kong's growing economic integration with the Mainland, the proposed opening up of large part of the Frontier Closed Area, as well as changing public aspirations on the living environment, the current NENT NDAs Study will develop an appropriate land use planning framework to guide the development of the KTN, FLN and PC/TKL NDAs. You are cordially invited to participate in the Stage 1 Public Engagement exercise of the NENT NDAs Study, so as to help formulate the guiding principles for the Study.



Contents

Section 1 Study Appreciation

P.2 - 9

Our NDAs
Previous NENT Study
Key Changes
Study Objectives & Public
Engagement Programme

Section 2 Where Are We Now ?

P.10 - 17

Existing Context
- Planning
- Transportation & Infrastructure
- Ecological & Cultural Heritage
- Landholding Status

Section 3 Let's Plan Together !

P.18 - 29

Planning Principles
Your Vision
- Strategic Roles of NDAs
- People-Oriented Communities
- Sustainable Living Environment
- Implementation Mechanism
Way Forward

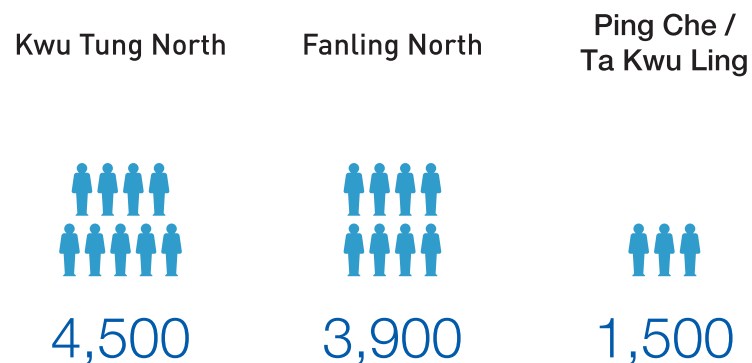


Our NDAs

Key Features & Land Uses...

The 3-in-1 NDAs are situated in the northeastern part of the New Territories. The majority of these NDAs involve mixed land uses: small scale residential developments, scattered village settlements, agricultural lands, wetlands, open storages and rural industries.

Existing Population*



Remark:

* Figures are derived from 2006 Population By-census data with the distribution based on 2001 situation and are corrected to the nearest hundred.



Scattered Village Settlements



Open Storage & Rural Industries

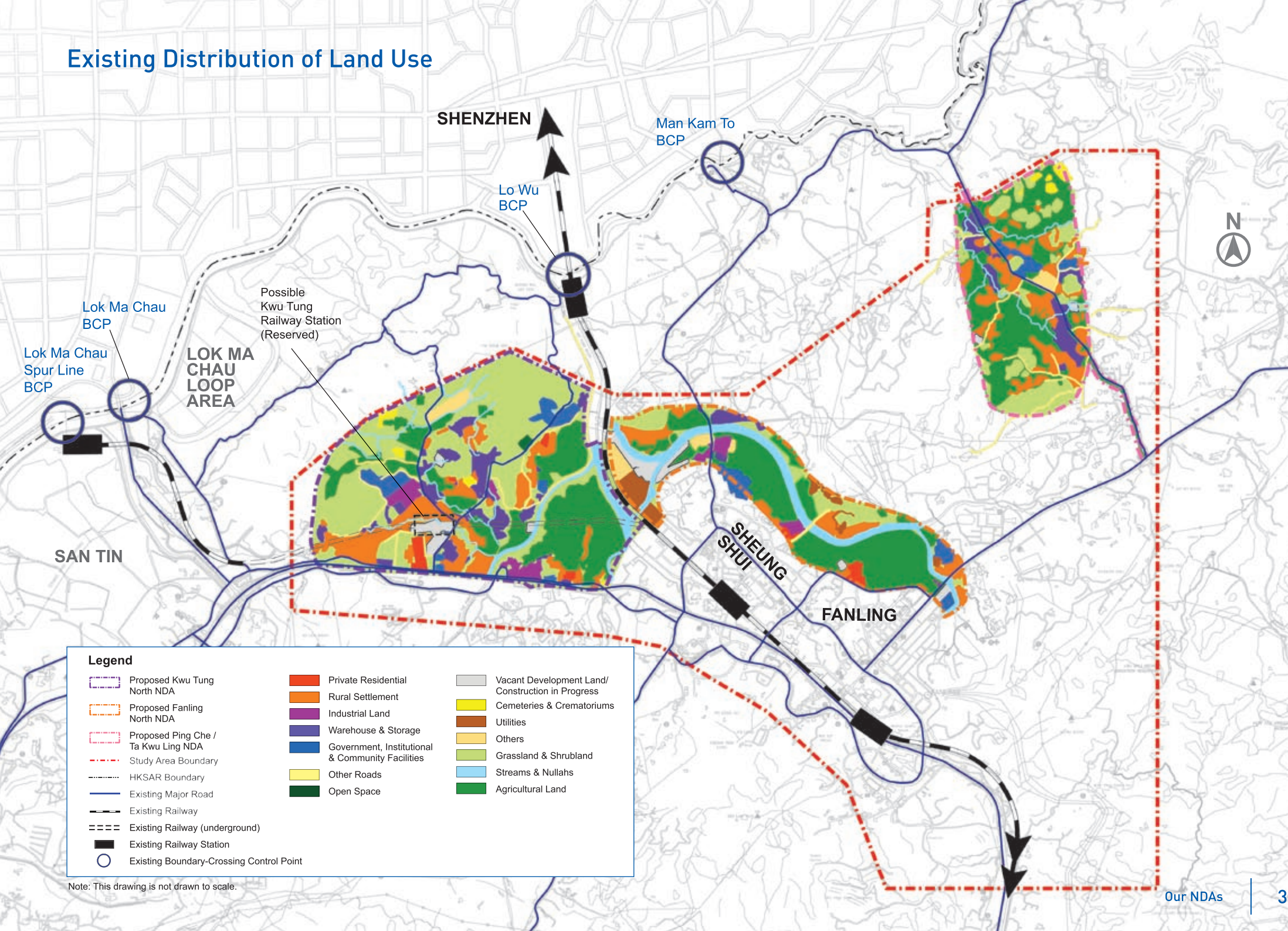


Agricultural Lands



Wetlands

Existing Distribution of Land Use



Note: This drawing is not drawn to scale.

Previous NENT Study

IN THE PAST...

Previous NENT Study put forward the following development proposals:

Kwu Tung North NDA

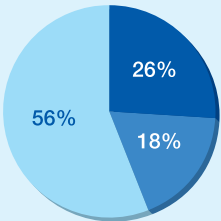


Artist's impression of Kwu Tung North NDA in Previous NENT Study

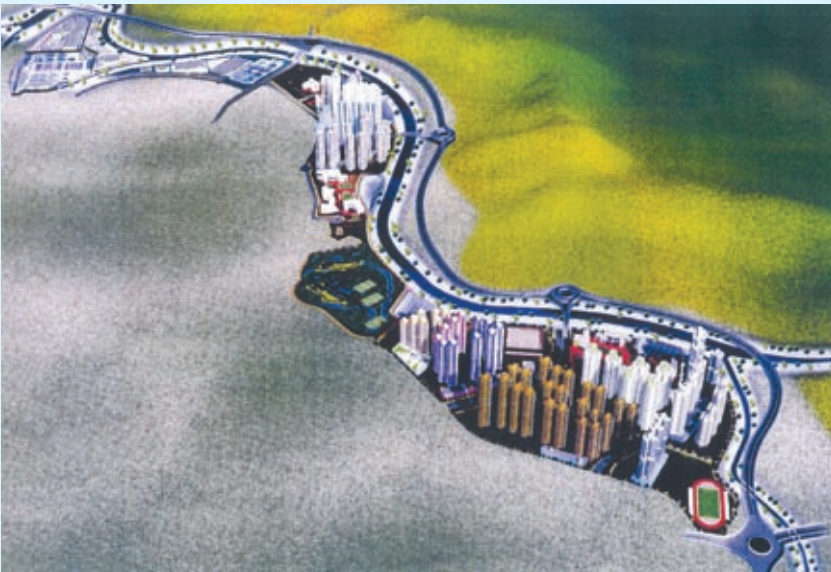
Development Theme	A Boundary Town
Population	about 100,000
Employment	about 16,000
Max. Plot Ratio	6.5
Max. Building Height	46-storey and above
Number of Flats	40,900

Housing Mix

- Public Rental Housing
- Subsidised Home Ownership Scheme/
Private Sector Participation Scheme
- Private Housing Mix



Fanling North NDA

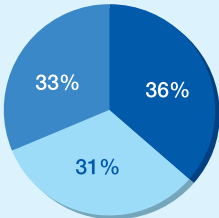


Artist's impression of Fanling North NDA in Previous NENT Study

Development Theme	A Riverside Town
Population	about 80,000
Employment	about 2,500
Max. Plot Ratio	6.5
Max. Building Height	46-storey and above
Number of Flats	30,800

Housing Mix

- Public Rental Housing
- Subsidised Home Ownership Scheme/
Private Sector Participation Scheme
- Private Housing Mix

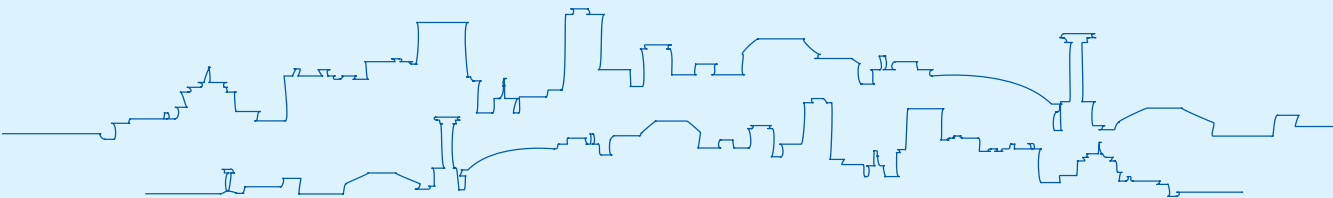


Ping Che / Ta Kwu Ling NDA



Photo of Ping Che / Ta Kwu Ling

Development Theme	Open Storage Area and Rural Industrial Areas
Population	NA (No residential development proposed)
Employment	about 2,300



Key Changes

NOW...

The following key changes in the last few years have implications on the planning and development of the NDAs.

Changes in Planning Circumstances

1. Changing Regional Dynamics

Closer cross-boundary interactions and increasing cross-boundary movements.

2. Changes in Housing Policy

Cessation of production of Home Ownership Scheme and termination of Private Sector Participation Scheme.

3. New Land Use Requirements

Strategic land reserve for higher educational uses and high-value added non-polluting industries.

4. New Nature Conservation Policy

Long Valley and Ho Sheung Heung have been identified for enhanced conservation.

5. Slower Population Growth

Less pressure for housing than in the 1990's.

6. Introduction of Urban Design Guidelines and Air Ventilation Assessment Requirements

More emphasis on urban design and air ventilation to shape a better physical environment in aesthetic and functional terms.



Changes in Public Aspirations

1. People-Oriented Planning

Achieving social harmony through planning. Growing aspirations for better work-life balance, community facilities and more local employment opportunities.

2. Quality Living Environment

Better housing conditions, alternative housing choices and enhanced townscapes.

3. Environmentally Friendly Development

Growing awareness of environment capacities. Achieving environmental gains through planning. Conservation of ecological and heritage resources.

4. Lower Development Density

Lower density developments for better urban design and air ventilation, more public spaces and visual corridors.

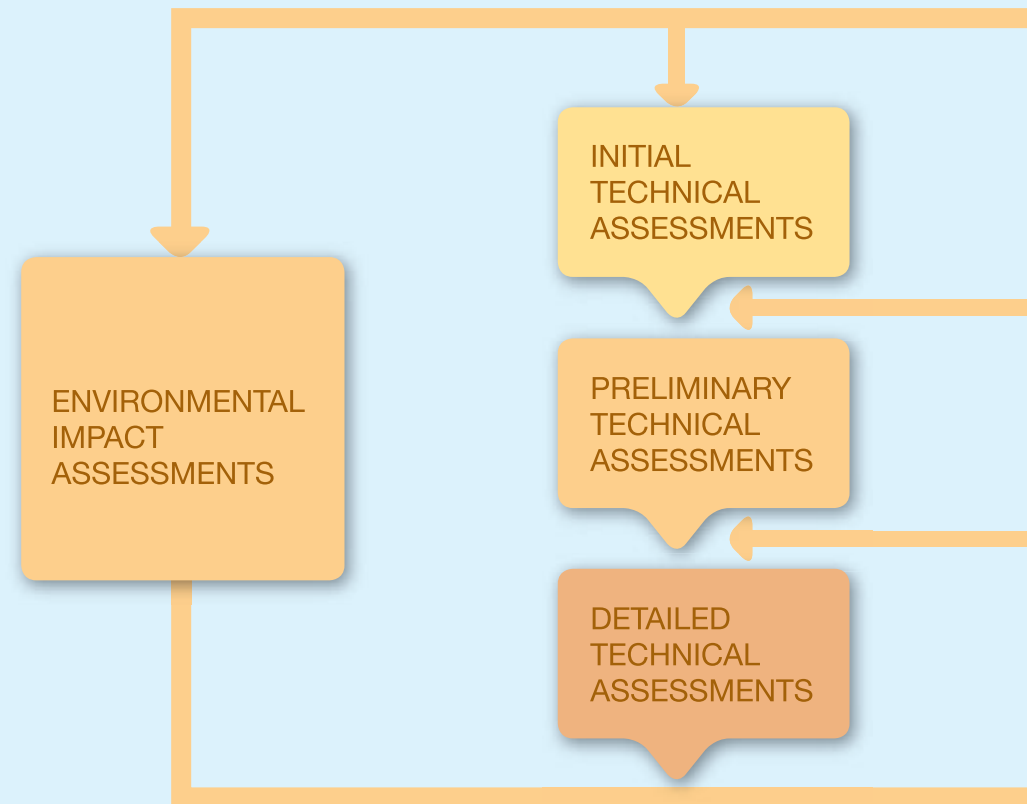
5. Increased Public Engagement

Greater community interest and involvement in the planning process.

Study Objectives and Public Engagement Programme

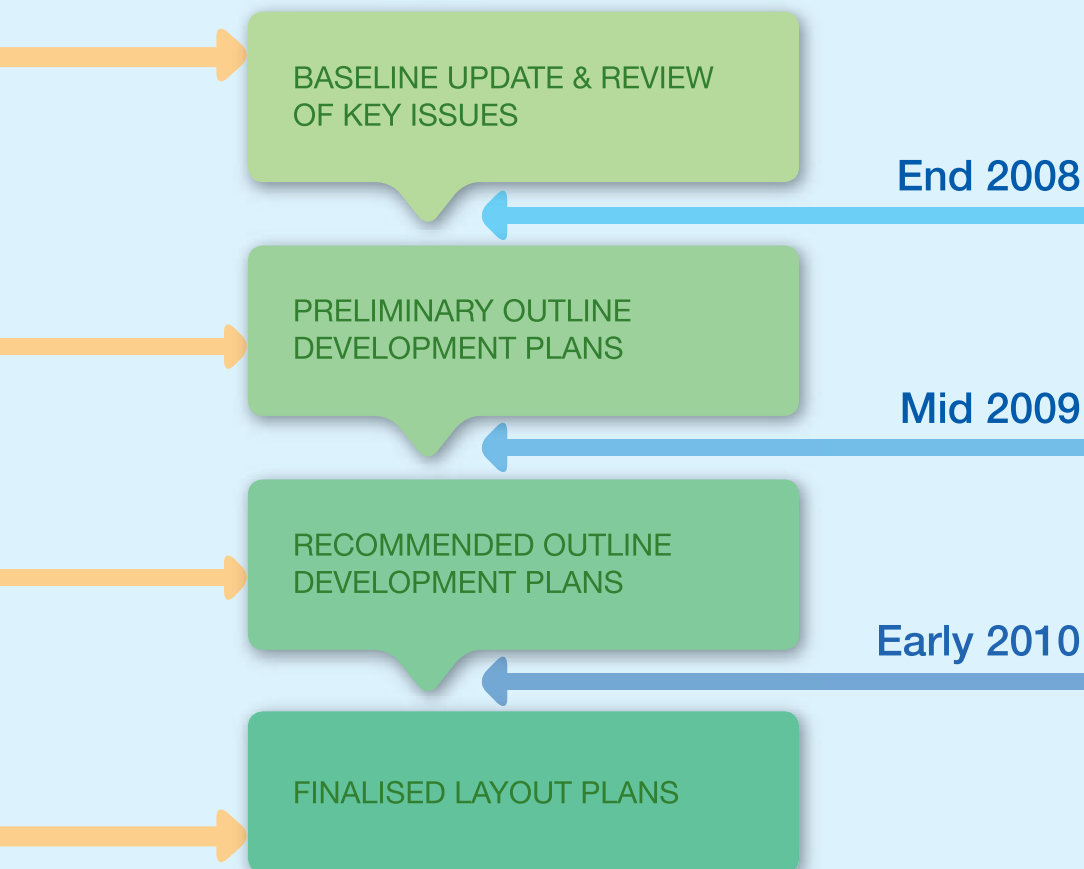
This Study will...

- formulate a development plan for NDAs taking into consideration the latest planning circumstances, community aspirations and development needs;
- carry out engineering studies to review the engineering feasibility of the development for the NDAs; and
- undertake Environmental Impact Assessment including Heritage Impact Assessment to establish environmental acceptability of the development for the NDAs.



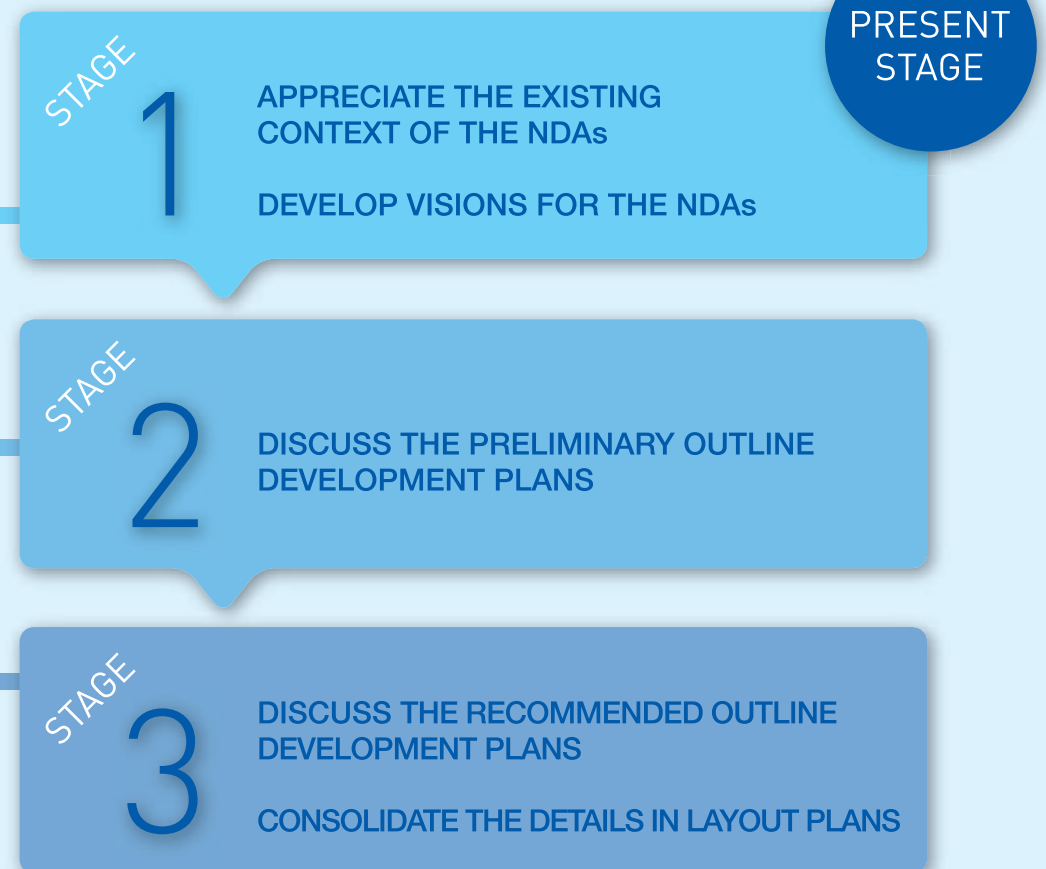
Study Process

Previous NENT Study



Public Engagement Programme

A comprehensive public engagement programme will be carried out in parallel with the NENT NDAs Study to ensure timely incorporation of public views into the planning and design of the NDAs.



Let's Look at the Existing Context of Our NDAs ▶▶▶

Existing Context Planning

Strategic Location



1 Closer Cross Boundary Interaction

To capitalise the strategic location, increasing cross-boundary activities and economic integration with the Mainland.

2 Integration with the Anticipated Development Around NDAs

- opening up a large part of the Closed Area progressively from 2010
- future development in Lok Ma Chau Loop
- Boundary-crossing Control Point (BCP) at Liantang/Heung Yuen Wai
- future development in Shenzhen

3 Rail-Based Development

The readily available mass transportation service of the Lok Ma Chau Spur Line with the possible Kwu Tung Railway Station offers convenient access.

4 Integrated Planning & Coordinated Development of the NDAs















More holistic planning that allows for better sharing of resources. More efficient and sustainable provision and uses of the engineering infrastructure and supporting facilities in Fanling and Sheung Shui New Towns.

5 Changes in Territorial Demand for Port Back-Up & Open Storage

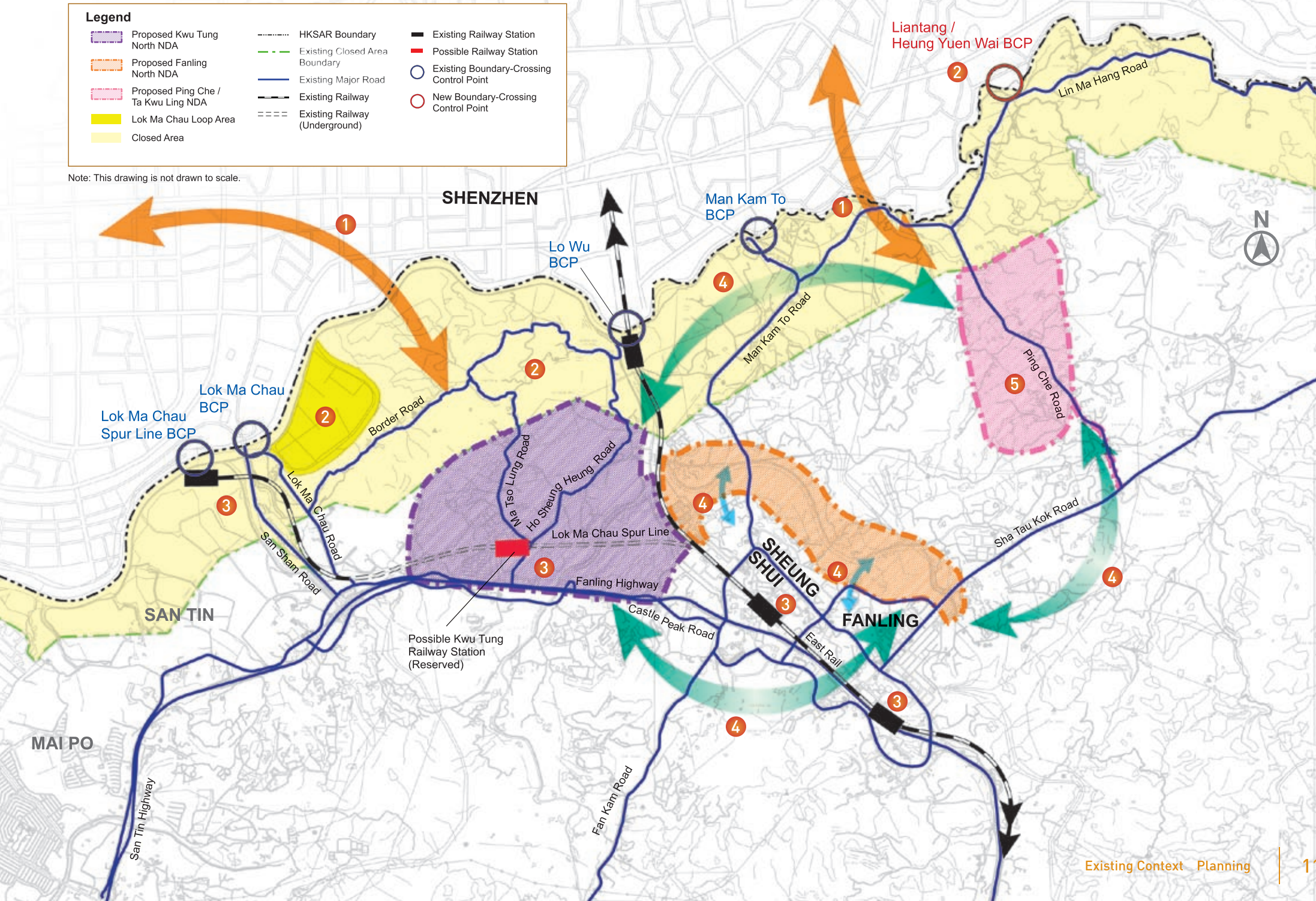
The trend for port back-up land uses to move across the boundary nearer the cargo centres in the Pearl River Delta is expected to continue.



Legend

- | | | |
|---|--|--|
|  Proposed Kwu Tung North NDA |  HKSAR Boundary |  Existing Railway Station |
|  Proposed Fanling North NDA |  Existing Closed Area Boundary |  Possible Railway Station |
|  Proposed Ping Che / Ta Kwu Ling NDA |  Existing Major Road |  Existing Boundary-Crossing Control Point |
|  Lok Ma Chau Loop Area |  Existing Railway |  New Boundary-Crossing Control Point |
|  Closed Area |  Existing Railway (Underground) | |

Note: This drawing is not drawn to scale.



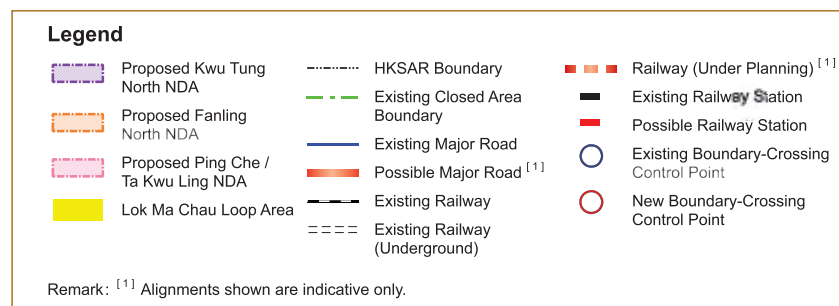
Existing Context Transportation

Well Connected to Regional
and Strategic Links

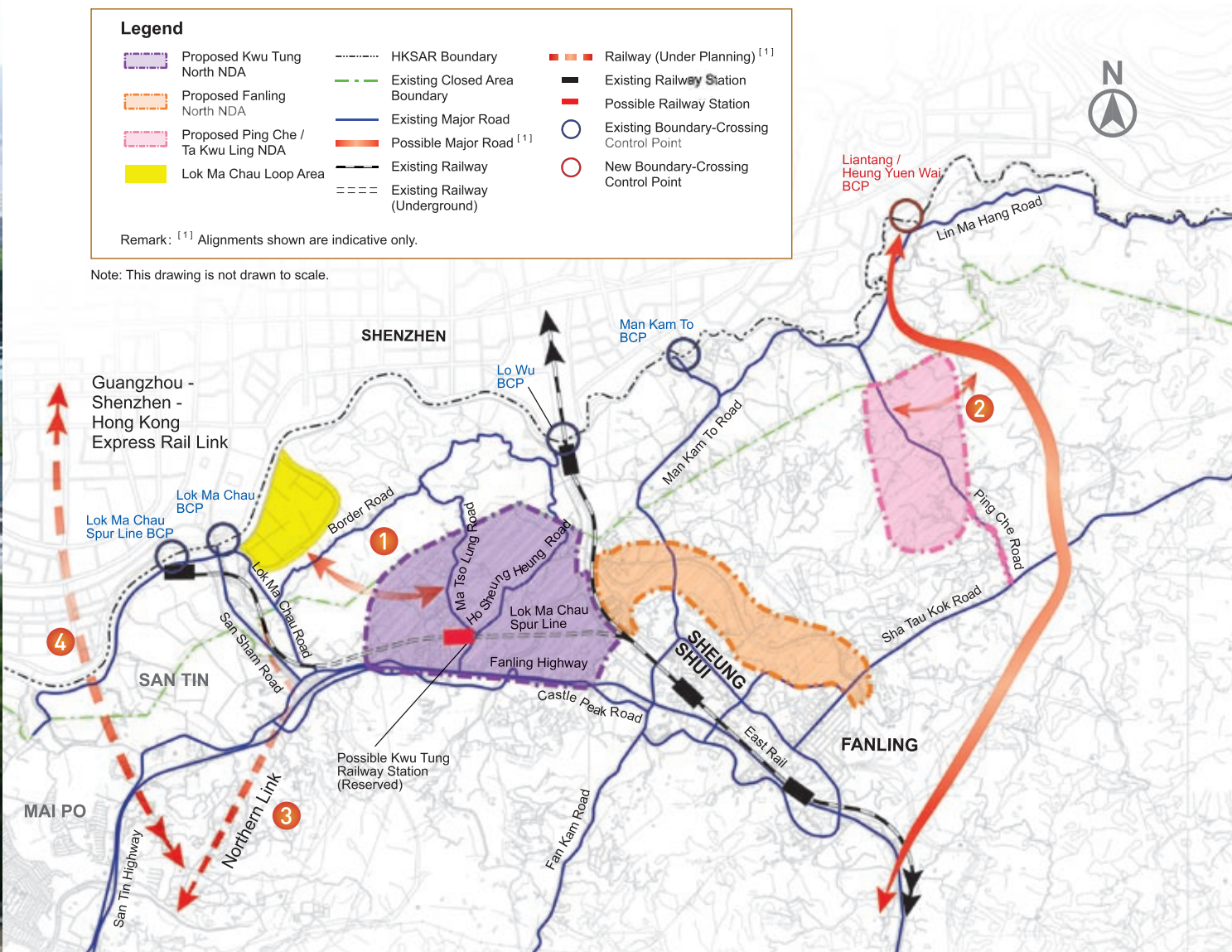


Planned/Possible Road & Rail Networks near NDAs

- ① Linkages to Lok Ma Chau Loop Area
- ② Linkages to the new Liantang/Heung Yuen Wai Boundary-Crossing Control Point and the associated connecting road
- ③ Northern Link
- ④ Guangzhou – Shenzhen – Hong Kong Express Rail Link (Hong Kong Section)



Note: This drawing is not drawn to scale.



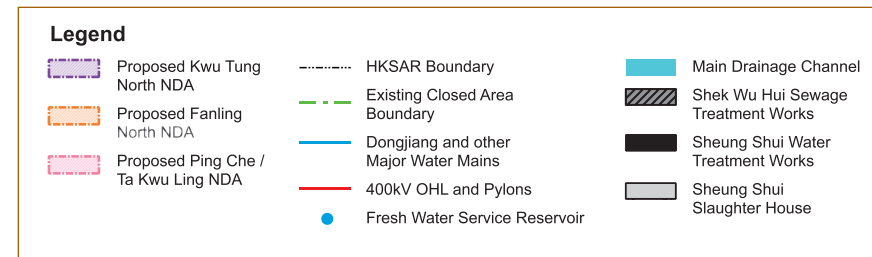
Existing Context Infrastructure

Segregated by Major
Services Infrastructure

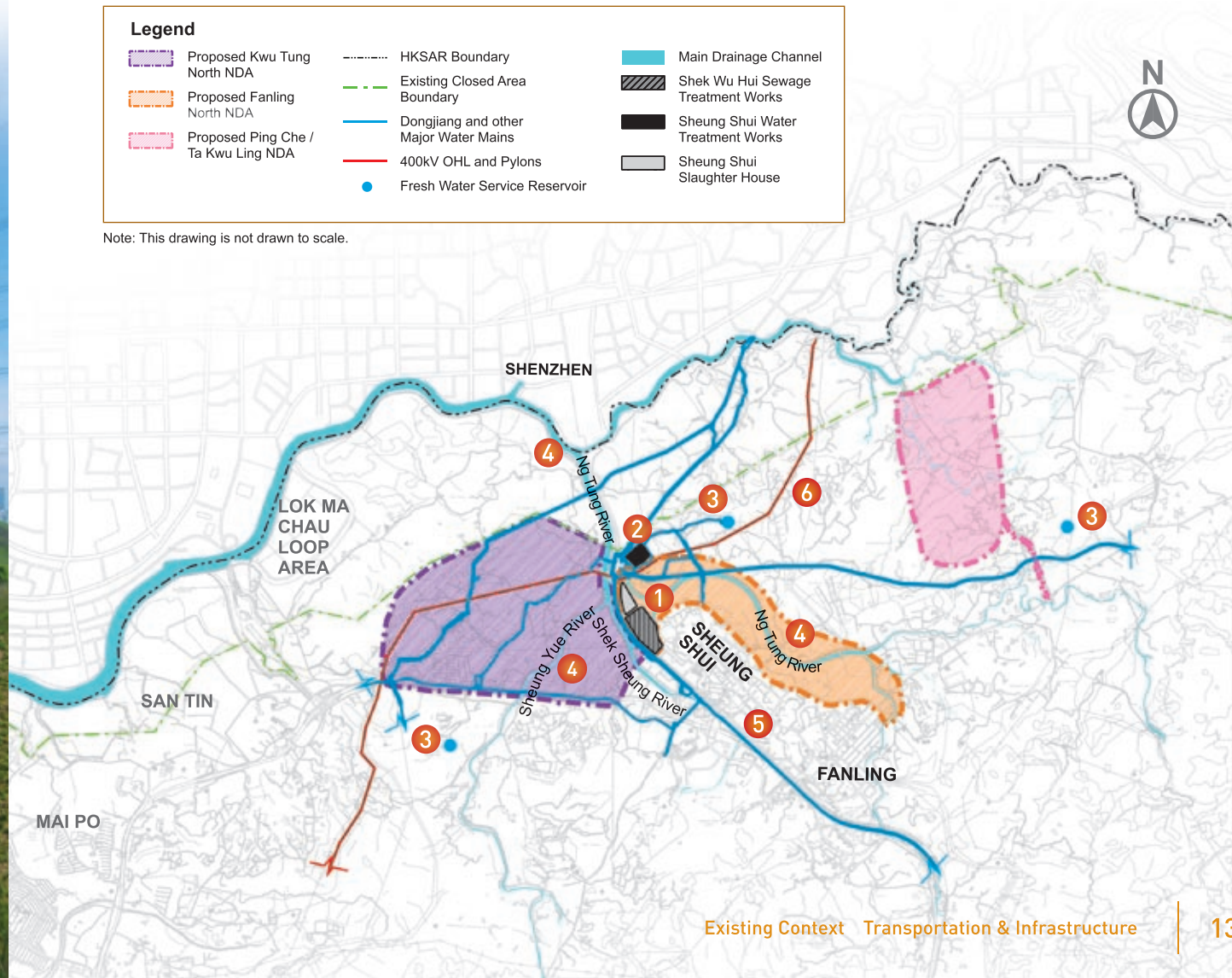


Major Existing Services Infrastructure near NDAs

- | | |
|--------------------------------------|--|
| ① Shek Wu Hui Sewage Treatment Works | ④ Main Drainage Channels |
| ② Sheung Shui Water Treatment Works | ⑤ Dongjiang and other Major Water Mains Networks |
| ③ Fresh Water Service Reservoirs | ⑥ 400kV Overhead Power Supply Line and Pylons |



Note: This drawing is not drawn to scale.



Existing Context Ecological & Cultural Heritage

High Value Ecological,
Landscape, Cultural and
Heritage Resources



Cultural Heritage



1 Declared Monuments

- Hau Ku Shek Ancestral Hall



2 Graded Historic Buildings

Grade I

- Earth God Shrine of Kam Tsin Tsuen

Grade II

- Hung Shing Temple & Pai Fung Temple
- Man Ming Temple
- Shin Shut Study Hall
- Wing Ning Wai

Grade III

- Sin Wai Nunnery

Ecology



3 Long Valley and Ho Sheung Heung

- priority area for nature conservation
- fresh water marshes
- agriculture
- diverse bird community including rare species
- egret foraging area



4 Ho Sheung Heung Egret

- bird flight line
- one of the largest bird egretries in Hong Kong
- water bird



5 Sheung Yue River & Ng Tung River

- fragmented / degraded patches of wetland
- landscape resources
- foraging areas for egrets and other water birds



6 Fung Shui Woodland & Significant Mature Tree Cluster

- woodland and grassland
- landscape & heritage resources

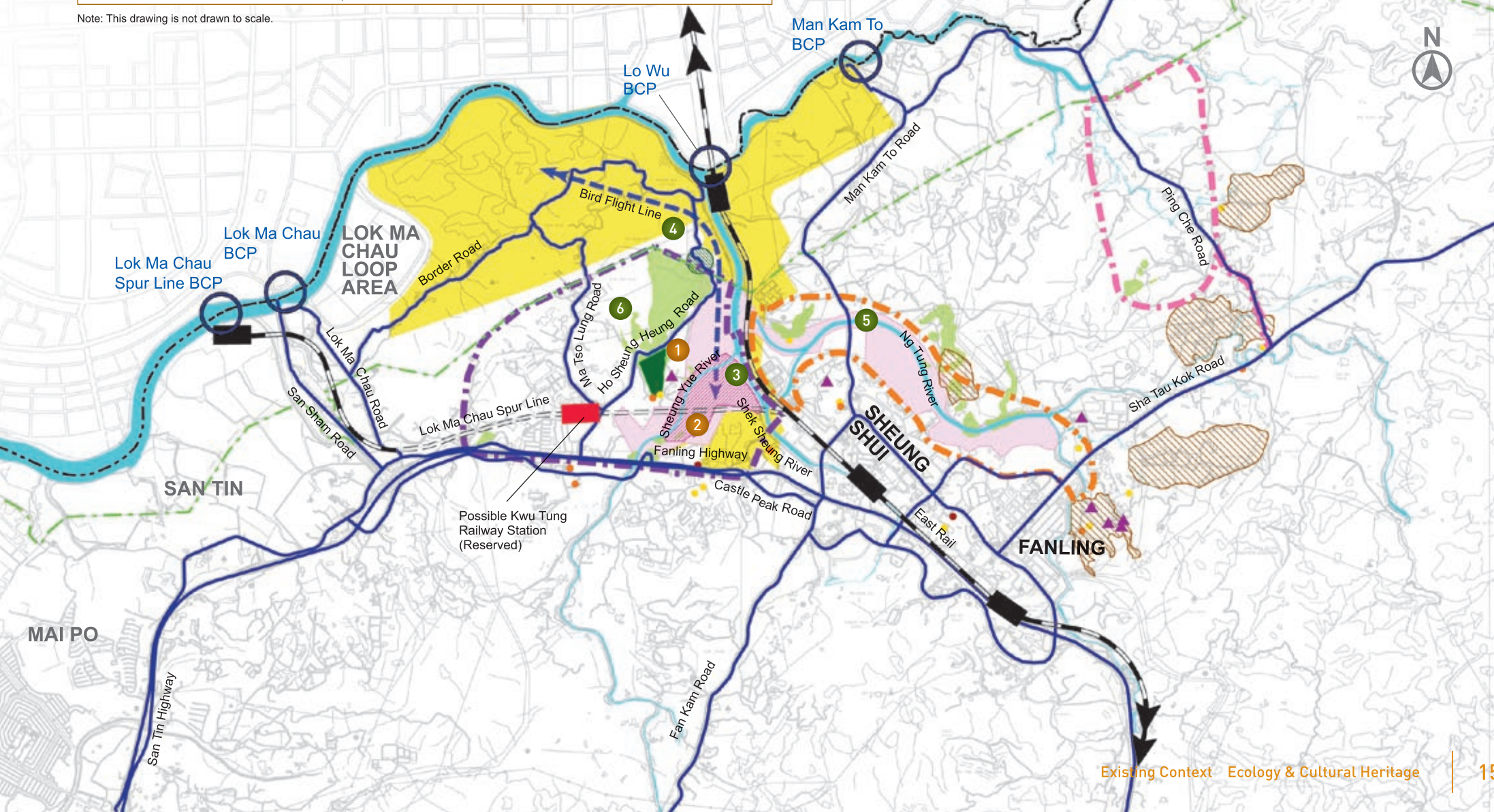
Legend

	Proposed Kwu Tung North NDA		Existing Railway		Archaeological Site ^[2]
	Proposed Fanling North NDA		Existing Railway (Underground)		Wetland and Agricultural Land Area ^[2]
	Proposed Ping Che / Ta Kwu Ling NDA		Existing Railway Station		Important Bird Area ^{[1][2]}
	HKSAR Boundary		Possible Railway Station		Fung Shui Woodland ^[2]
	Existing Closed Area Boundary		Existing Boundary-Crossing Control Point		Significant Mature Tree Cluster / Woodland ^[2]
	Existing Major Road		Long Valley ^[2]		Declared Monument
			Ho Sheung Heung Egrettry ^[2]		Grade I Historic Building
					Grade II Historic Building
					Grade III Historic Building

Remark: ^[1] Area defined by Bird Life International.

^[2] Boundaries shown are indicative only.

Note: This drawing is not drawn to scale.















Existing Context Landholding Status

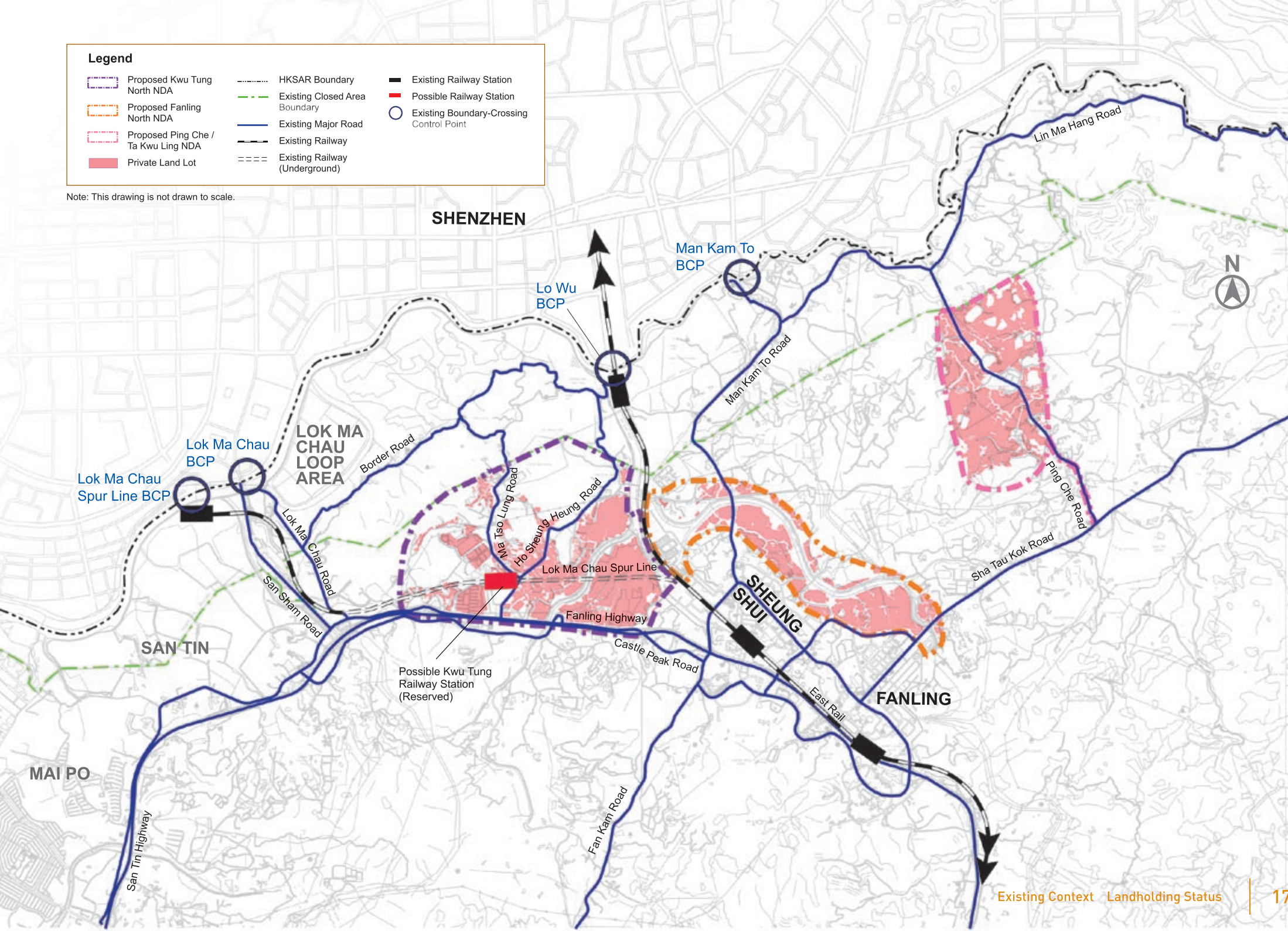
High Proportion of
Private Land Lots

	Kwu Tung North NDA	Fanling North NDA	Ping Che/Ta Kwu Ling NDA	TOTAL
Total Land Area (ha)	500	260	240	1000
Total Developable Area (ha) (Excluding Hills and Rivers)	350	200	225	775
	Government: 170 Private: 180	Government: 95 Private: 105	Government: 65 Private: 160	
Private Land (ha) (% of Total Developable Area)	180 (51%)	105 (53%)	160 (71%)	445 (57%)

Legend

- | | | |
|---|--|--|
|  Proposed Kwu Tung North NDA |  HKSAR Boundary |  Existing Railway Station |
|  Proposed Fanling North NDA |  Existing Closed Area Boundary |  Possible Railway Station |
|  Proposed Ping Che / Ta Kwu Ling NDA |  Existing Major Road |  Existing Boundary-Crossing Control Point |
|  Private Land Lot |  Existing Railway | |
| |  Existing Railway (Underground) | |

Note: This drawing is not drawn to scale.



Planning Principles

In response to the current public aspirations for higher quality living environment, existing context & opportunities of the NDAs...

The following planning principles are proposed for the NENT NDAs Study.



- 
- Creating an environmentally friendly and people-oriented community to meet territorial development needs.
 - Promoting sustainable development by giving due regard to social, economical and environmental needs of the community.
 - Capturing cross-boundary opportunities.
 - Ensuring balanced & integrated community by means of mixed & coordinated land use.
 - Providing quality living environment and ample open space with high quality public amenities.
 - Respecting, conserving & embracing existing natural and cultural heritage resources.
 - Implementing infrastructure & development projects in a timely manner.
 - Engaging the community in an open, continuous, inclusive and participatory fashion.

Through examining the following four focus topics, let's plan together to establish your visions for the NDAs.

1

Strategic Roles
of NDAs

3

Sustainable Living
Environment

2

People - Oriented
Communities

4

Implementation
Mechanism

For each of these four topics, a separate Topical Note is available (website: <http://www.nentnda.gov.hk>).

Your Vision Strategic Roles of NDAs

According to the HK2030 Study, NDAs could be developed for a mixture of uses, emphasising the creation of a quality living and working environment to meet the long term needs of the population. Given the strategic location of the NDAs nearing the cross boundary facilities, other than providing housing land, they could serve to meet other strategic land use requirements, such as special industries and tertiary educational uses, which will also provide employment.

Taking into account the latest planning circumstances including the opening up of a large part of the Closed Area, the future development in Lok Ma Chau Loop and the new Boundary-crossing Control Point, we may consider the need and suitability for any other strategic land use requirements within the NDAs in a comprehensive manner. These uses should be able to provide employment opportunities in the area.



Tourism Nodes...



Educational Uses...



Eco-Friendly New Town...
Residential & Mixed-Use Hub...



Commercial Node... Logistic Centre...
High Value Added Industries...
Clean Special Industries...

1 How can we take advantage of increasing cross boundary activities in the development of NDAs and have the NDAs to serve wider regional needs?

2 How can we capture the opportunities to satisfy territorial and local needs in the development of NDAs as well as providing employment?

3 What's your vision for the development theme of the Kwu Tung North NDA, Fanling North NDA and Ping Che/Ta Kwu Ling NDA respectively?

For more details on this issue, please also refer to the related Topical Note.



Your Vision

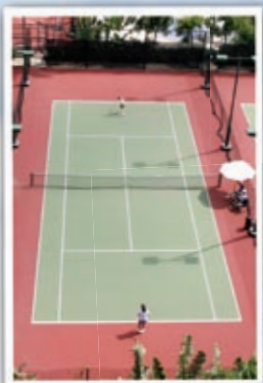
People-Oriented Communities

With a view to promoting people-oriented communities in the NDAs, the physical design of the NDAs have to be conducive towards achieving social integration, recognising sense of community, social well-being and social equity. Adequate facilities, hard and soft infrastructure, and other social resources, are provided and deployed effectively and efficiently, to build up a well supported community. The NDAs shall provide a harmonised and balanced built environment with good urban design.

1 How can we create socially-integrated communities in the NDAs?

- Balanced Population Profile?
- Private vs Public Housing Ratio?
- Development Density?
- What Types of Local Employment Opportunities should we cater for?





2 What are the facilities that will encourage social interaction and sense of community/well-being?

3 How can we achieve people-oriented design/layout in terms of urban design?

4 What are your views on the planning for pedestrians in the NDAs?

For more details on this issue, please also refer to the related Topical Note.



Your Vision

Sustainable Living Environment

The principle of sustainable development calls for an appreciation of the need to conserve existing resources in the planning process, as well as emphasis on achieving sustainable outcomes. In practice, this calls for the integration of the existing ecological, cultural heritage and landscape resources with environmentally friendly design. In achieving sustainable development in the NDAs, we need to consider how to reduce undue pressures on the natural environment during both planning, construction and implementation.

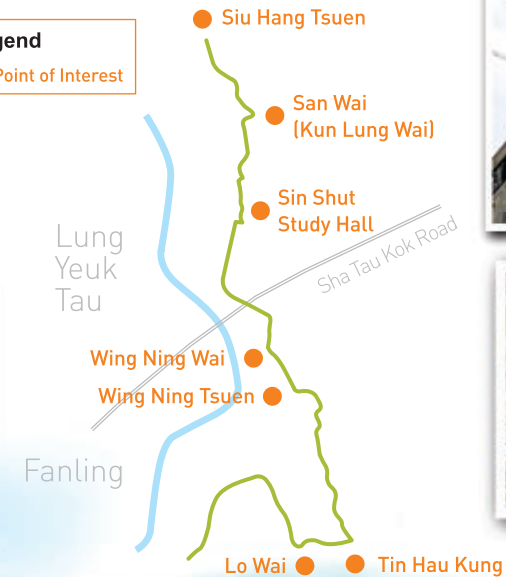
We shall also explore ways to achieve the energy efficient objective and to promote a low carbon economy (an economy based on low energy consumption and low pollution) in the planning and engineering design to develop the NDAs.



Example of Cultural Heritage Trail

Legend

● Point of Interest



1 How can we optimise the values of ecological, natural, landscape and cultural heritage resources in the NDAs?

2 How can we promote sustainable living environment through urban design?

3 What options can be considered for environmentally friendly transport measures in NDAs?

4 How can we encourage Energy-Efficient Measures and what options can be considered in terms of energy, water and waste recycling?

For more details on this issue, please also refer to the related Topical Note.



Your Vision

Implementation Mechanism

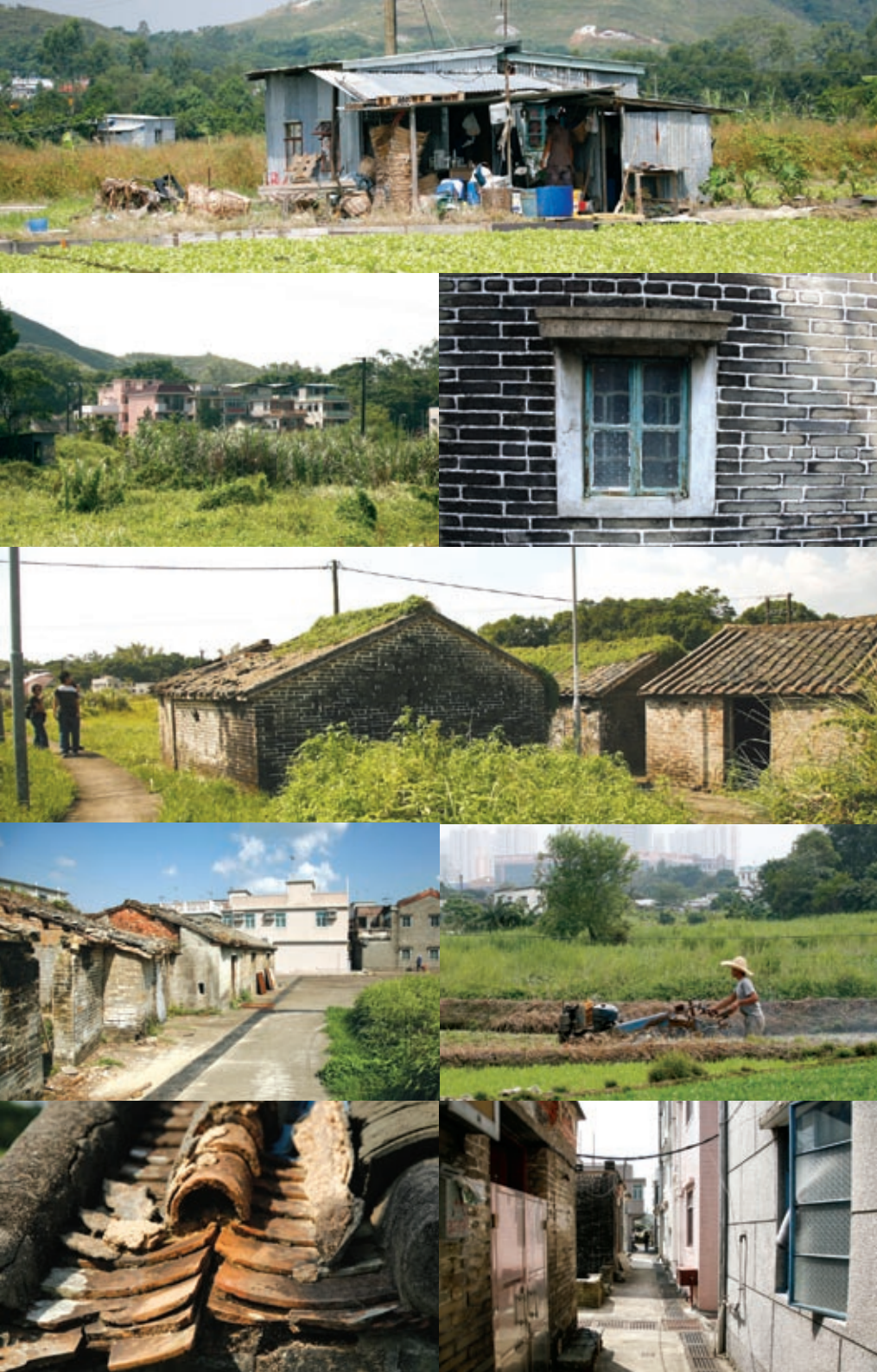


The extent of private land affected by the implementation of the NDAs may be unprecedented. The implementation of the NDAs would unavoidably affect some existing developments, including developments on private land. Early deliberation by the community at large on a suitable implementation mechanism is required.

The “conventional new town approach”*, which has been effectively used in the implementation of our existing New Towns in the last few decades, is one of the possible means. Landowners have expressed strong desire to participate in the implementation of the NDAs. We are prepared to consider innovative way(s) including private sector participation, in implementing the NDAs. We shall explore with various stakeholders to understand their aspirations on what are the desirable features in a private sector participation scheme. Regardless of the different mechanisms, they must be fair and equitable, in the public interest, in line with the legislative framework, and in line with the overall planning concept of the NDAs.

Continuous dialogue with various stakeholders would enable us to better understand their aspirations. This would facilitate formulation of the detailed implementation arrangements of the NDAs in our next stage of work.

(*The “conventional new town approach” refers to the situation where the Government is responsible for land assembly according to the prevailing land policy. Land is assembled through resumption and clearance, followed by site formation, provision of infrastructure and eventual disposal of sites for various developments.)



Major Stakeholders	Aspirations on Desirable Features
General public	<ul style="list-style-type: none"> Fair and transparent approaches No favouritism No Government subsidisation for private development
Major landowners with consolidation of large parcel of land	<ul style="list-style-type: none"> Respect private property rights High degree of direct participation in the implementation Government to assist in land resumption on problematic land
Individual landowners without consolidation of large parcel of land	<ul style="list-style-type: none"> Respect private property rights Have choice of compensation or participation No favouritism to major landowners
Indigenous villagers	<ul style="list-style-type: none"> Respect the rights of indigenous villagers
Existing residents/ tenants	<ul style="list-style-type: none"> Satisfy their rehousing needs
Existing business operators	<ul style="list-style-type: none"> Satisfy their re-provisioning/expectation needs

- 1 What are your views on the implementation mechanism for the NDA developments?
- 2 Do you have any comments on the past implementation mechanism in developing new towns in the New Territories?
- 3 Do you agree to introduce private sector participation approaches in the implementation of the NDAs?
- 4 Do you have any comments/suggestions on the private sector participation approaches?

For more details on this issue, please also refer to the related Topical Note.

Way Forward

At this stage of the Study, we would be particularly interested in knowing your views on the following focuses:

Your Visions related to:

- Strategic Roles of NDAs
- Sustainable Living Environment
- People-Oriented Communities
- Implementation Mechanism

Our next step is to consolidate and translate your visions into a spatial planning context by formulating the preliminary outline development plans.

Therefore, you are encouraged to send us your views by contacting the Planning Department or the Civil Engineering and Development Department by 31 December 2008.

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

More background information of this Study is available at the Study's website: <http://www.nentnda.gov.hk>

Note

A person or an organisation providing any comments and views to the NENT NDAs Study shall be deemed to have given consent to the Civil Engineering and Development Department and the Planning Department to use or publish, including posting onto an appropriate website, the name of the person or the organisation, and the whole or part of the comments and views. Otherwise, please state so when providing comments and views.

