

Final Inception Report

Executive Summary of Inception Report

Overview

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 based on the findings and recommendations from various technical assessments on the planning, environmental and engineering aspects of the proposed development. The NENT Study recommended the three NDAs could proceed as one scheme (Three-in-One Scheme). The NENT Study completed with the issue of a final report in 2003. 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. It recommends that the NDAs should be developed for multiple purposes, including the provision of land for housing, education and community facilities, improvement of the degraded rural environment, better protection of resources of high conservation value, timely development of land for tertiary education, special industries and open storage uses, providing employment, etc.

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 to formulate a revised proposal for the NENT NDAs namely KTN, FLN and PC/TKL NDAs. Ove Arup & Partners Hong Kong Ltd. was commissioned to undertake the assignment.

Study Objective and Scope

The overall objective of this NENT NDAs Study is to establish a planning and development framework for KTN, FLN and PC/TKL NDAs to meet long-term housing, social, economic and environmental needs, and to formulate an implementation programme for first population intake to these NENT NDAs by 2019. Specifically, it aims to develop sustainable, environmentally friendly, energy efficient, people-oriented and obstacle free communities.

This NENT NDAs Study will

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

Key Tasks in the Assignment

The key tasks required in the assignment include the followings:-

- Review and update of baseline profile of the Study Area
- Identify and review key issues
- Conduct Stage 1 Public Engagement

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- Formulate guiding principles for the NENT NDA proposals
- Undertake planning and technical assessments
- Formulate Preliminary Outline Development Plan, Preliminary Master Urban Design and Landscape Plan
- Conduct Stage 2 Public Engagement
- Undertake detailed planning and technical assessments
- Formulate Recommended Outline Development Plan, Recommended Master Urban Design and Landscape Plan
- Formulate Preliminary Layout Plan
- Conduct Stage 3 Public Engagement
- Formulate Finalized Layout Plan, Final Master Urban Design and Landscape Plan
- Prepare Final Report and Executive Summary

Major Issues to be Examined

In the formulation of the development and infrastructure proposals for the NENT NDAs, reference has to be made to the findings of the Baseline Review and the Environmental Impact Assessment outputs and to establish the prima facie feasibility. Particular attention has to be paid to the following issues:-

- **Existing, Proposed and Planned Land Use of the NENT NDAs**
The existing constraints and context, changing planning circumstances since completion of the previous NENT Study, experience gained in planning of other new town developments, public aspirations for a better living environment and a people-orientated community, changes in housing requirements and policy, changes in territorial demand for commercial and industrial land, new planning requirements, variations to the requirements of Government, Institutions or Community facilities due to changes in population profile, etc., will all be taken into consideration.
- **Implementation Options**
The various implementation options, land acquisition modes, associated compensation arrangement, as well as possible private sector participation approaches will be explored having regard to the aspirations of different stakeholders including land owners, tenants and existing residents.
- **Existing and Future Road & Rail Network and Traffic Demand and Constraints**
The existing and future road and rail networks, cross-boundary links and traffic demand as well as their interfaces with other concurrent planning and engineering projects in the vicinity of the Study Area will be analyzed and the traffic impact will be assessed. "People-First" principle and environmentally friendly approach will also be taken into account in the NENT NDAs Study.
- **Environmental Constraints, Area of High Ecological, Cultural Heritage and Landscape Value**
Areas with cultural heritage values and sensitive ecological habitat will be reviewed in the Environmental Impact Assessment. They will be preserved as far as possible. In the event that they are affected, necessary mitigation measures and monitoring plans will be implemented. Landscape and visual issues will be assessed and other environmental constraints, namely Consultation Zone of water treatment works and Deep Bay Water Control Zone will be taken into account in the NENT NDAs Study.
- **Engineering and Technical Assessments**
Technical assessments on infrastructure, drainage, sewerage, water supply, public utilities, and geotechnical conditions will be carried out to support the formulation of the proposed infrastructure and development of the NENT NDAs.

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Key Milestone Events & Assignment Programme

A comprehensive Three-Stage Public Engagement programme will be carried out to ensure timely incorporation of public views into the planning and design of the NENT NDAs. The Stage 1 Public Engagement will focus on the objectives and principles, constraints/ opportunities, design principles and key issues relating to the development of the NENT NDAs. It is scheduled to commence by end 2008. The Stage 2 Public Engagement will engage the public on discussing the Preliminary Outline Development Plans for the NENT NDAs. Under the Stage 3 Public Engagement, the public will be briefed on the rationale and how public views are incorporated into the Recommended Outline Development Plans.

The NENT NDAs Study is anticipated to be completed by end 2010.