

Technical Report No. 2 on Formulation of Guiding Principles Executive Summary

Objectives of the Report

The purpose of the Technical Report No. 2 on Formulation of Guiding Principles is to establish a set of guiding principles for formulating development proposals for the New Development Areas (NDAs) in North East New Territories (NENT) as well as to provide a general direction on major key issues and key planning parameters for the formulation of the Preliminary Outline Development Plan (PODP).

Setting up the Guiding Principles

As a starting point, the three broad and interlocking directions as put forth in the future roadmap of the 'Hong Kong 2030 Planning and Vision Strategy' (HK2030 Study), i.e. providing a quality living environment, enhancing economic competitiveness, and strengthening links with the Mainland are considered as the strategic focus in the planning for the NDAs. In the last few years, we have also experienced key changes in the planning circumstances and public aspirations to our urban environment, which should have significant implications on the planning and development of the NDAs. On the basis of the three broad directions put forth in the HK2030 Study, and taking into account the key changes and referencing the public comments gathered in the Stage One Public Engagement, a set of guiding principles, grouped under the four focus topics, namely Strategic Roles of NDAs, People Oriented Communities, Sustainable Living Environment and Implementation Mechanism, discussed under the Stage One Public Engagement, has been worked out.

Guiding Principles for the Formulation of New NDA Proposals

Strategic Roles of NDAs

Development Theme

- Kwu Tung North (KTN) NDA be planned for residential, commercial (possible hotel and office buildings), retail services, civic and institutional purposes.
- Fanling North (FLN) NDA be planned for residential development with associated Government, Institution or Community (G/IC) uses and retail services.
- Ping Che/Ta Kwu Ling (PC/TKL) NDA be planned as an employment node with an exploration of site(s) for low to medium density residential developments.

Strategic Land Uses

- Suitable site(s) would be reserved for special industries (i.e. high technology and environmentally friendly industrial uses)
- Exploration of site(s) for hospital development/medical services within the NDAs.

Open Storage/Port Back-Up Land

- Provision of necessary supporting facilities for the proposed Liantang/Heung Yuen Wai boundary control point, and if required, site(s) to accommodate open storage/rural industries affected by the NDA development within the PC/TKL NDA.

NDA Boundaries

- Make reference to boundaries of NDAs as developed from the previous NENT Study but subject to minor adjustments by taking into account the latest planning circumstances.

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People Oriented Communities

Minimize Impacts to Existing Communities

- Minimize the impact of the NDA development to the existing communities.

Development Density and Population Capacity

- To create a better and spacious living environment, the maximum development plot ratio is proposed to be 5.

Housing Mix

- A more balanced housing mix would be adopted in the NDAs development to ensure a balanced community profile. 35%-45% of housing production be assumed for public housing in formulating the PODP.

Employment Opportunities

- Reservation of sites for provision of employment opportunities in the NDAs to match with various skill sets of the future residents.

Provision of Recreational and Social Facilities

- There should be a timely provision of the required recreational and social facilities in the NDAs to serve both the future residents and the existing communities.

Sustainable Living Environment

Protection of Long Valley

- The ecological value of the Long Valley has been well established. The Long Valley will be preserved. Opportunity should be taken to provide a more sustainable mechanism for the long-term comprehensive conservation of Long Valley in the implementation of the NENT NDAs.

Environmentally Friendly Transport Modes

- Examine further the justifications for the EFTM and undertake a more detailed assessment on the financial viability and implications of the EFTM.
- Cycling will be promoted as a sustainable supplementary transport mode and a comprehensive cycle track system and related cycling facilities will also be considered.

Environmental Friendly Construction and Infrastructure

- Adoption of resource-saving and energy-efficient features as well as the application of low carbon concept to develop the NDAs into green cities.

Sustainable Urban Design

- Integrate existing landscape features into the landscape and urban framework to protect important landscape and visual resources. The protection of ridgeline will also be given due consideration in the formulation of PODP.

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Implementation Mechanism

Government Land Resumption, Compensation and Re-housing

- Government land resumption is an inevitable approach in assembling land for constructing public infrastructure and other facilities.
- Examine further the arrangements on land resumption, compensation and re-housing with relevant Government departments.

Implementation Mechanism and Private Sector Participation

- Examine further the pros and cons of the various private sector participation approaches.

Way Forward

Based on the proposed guiding principles, PODP for the three NDAs will be formulated. Iterative planning and engineering technical assessments (including geotechnical assessment and site investigation, land requirement study, traffic and transport assessment, drainage and sewerage impact assessments, water supply and utilities impact assessments, site formation assessment, air ventilation assessment, sustainability assessment, environmental impact assessment and heritage impact assessment, and socio-economic impact assessment) will be carried out to support the proposals on the PODP. The PODP will indicate the new land use proposals for the NDAs.