WORKING PAPER NO. 17
MAJOR DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES

PURPOSE
1. The purpose of this paper is to:
   a. identify those areas which are considered not suitable to be designated as new growth areas;
   b. briefly discuss the merits and demerits of those new development opportunities identified.

INTRODUCTION
2. In the absence of certainty in the extent of future population growth, we need to postulate a long-term scenario under which housing and infrastructure needs arising out of additional population will exceed the capacity of our existing and committed development areas. Under such circumstances, we will need to identify suitable further development growth areas that offer development (or redevelopment) potential to accommodate the growth needs. We also need to identify suitable land to accommodate projected and unforeseen needs emerging from our economic growth.

CONSTRAINTS
3. Establishing the principal constraints to development helps us eliminate those areas which are considered not suitable to be designated as new growth areas. However, this broad assessment does not draw any conclusions as to whether development should or should not proceed in these areas. The essence is that areas with constraints should be accorded low priority for development. Where there are overwhelming development needs, it would seem unreasonable to preclude development in total. Obviously, a careful balance based on the principles of sustainable development is required to justify for any proposed development in these areas.

4. Constraints on development potential may be divided into six broad categories as detailed in the following paragraphs. Some areas/places may fall within one or more of these broad categories (Plan 1). In addition, it should be noted that existing developments/public facilities also constrain the development potential of the sites concerned given the need to demolish the structures and, if necessary, reprovision the facilities for public use.

(A) Ecological and Other Natural Resources

Ramsar Site
5. The Mai Po Marshes, together with the Inner Deep Bay area, were listed as a "Wetland of International Importance" under the Ramsar Convention in September 1995. About 1 500 ha of mudflats, fish ponds, marshes and dwarf mangroves provide a rich habitat, particularly for migratory and resident birds. Mai Po and the Inner Deep Bay wetlands are managed by the Ramsar Management Authority under the auspices of Agriculture, Fisheries and Conservation Department (AFCD) to ensure the wetlands are managed in a sustainable manner. Normally, development would not be allowed within these areas unless it is required to support the conservation of the ecological integrity of the wetland ecosystem in the area. Moreover, the Mai Po Ramsar Site is zoned "Conservation Area" and "SSSI" on the corresponding outline zoning plan, thereby providing protection under the statutory planning system.

Wetland Conservation Area (WCA) and Wetland Buffer Area (WBA)
6. Proposed development within the wetlands and their buffer areas in the Deep Bay Area would require planning permission from the Town Planning Board and is guided by the Board's Guidelines (TPB PG-No. 12B) to avoid irreversible adverse impacts of developments on the fishponds and other wetland habitats in the Deep Bay Area.

Restricted Areas
7. Under the Wild Animals Protection Ordinance (Cap. 170), important wildlife habitats at Mai Po Marshes, Yim Tso Ha Egretry and Sham Wan Beach have been designated as Restricted Areas. Access to these areas is restricted.
10. Country Parks and Special Areas are designated under the Country Parks Ordinance (Cap. 208) and managed by AFCD on the advice of the Country and Marine Parks Board. At present, there are 23 Country Parks and 15 Special Areas (11 of which lie within the Country Parks) in Hong Kong with a total area of 41,582 ha, amounting to around 38% of the total land area of Hong Kong. Country Parks are designated for the purposes of nature conservation, countryside recreation and education, whereas Special Areas are areas of government land with special interest and importance by reason of their flora, fauna, geological, cultural or archaeological features.

11. No new development can be carried out within the Country Parks and Special Areas without the consent of the Country and Marine Parks Authority (i.e. Director of Agriculture, Fisheries and Conservation).

12. Marine Parks and Marine Reserves are designated under the Marine Parks Ordinance (Cap. 476). Marine Parks are designated for the purposes of nature conservation and marine recreation, whereas Marine Reserves are designated for their high conservation, research and educational values. At present, there are three Marine Parks and one Marine Reserve with a total area of 2,160 ha. The 4th Marine Park at Tung Ping Chau (with an area of 270 ha) will be designated by the end of 2001. Both Marine Parks and Marine Reserves are managed and protected through the control of activities and development in the designated areas.

13. In the past, reclamation had been the main source of land supply in Hong Kong. However, recent public sentiments are against further reclamation, especially in the Victoria Harbour. The potential loss of water area as a valuable natural assets and possible adverse impacts on the hydraulic and water quality are the main concerns.

14. Hence, under the Protection of the Harbour Ordinance (Cap. 531) enacted in 1997, the Victoria Harbour is protected and preserved as a special public asset and a natural heritage. The Town Planning Board also promulgated a statement of vision and goals for the Victoria Harbour in October 1999, with the intention to preserve it as a public asset and a natural heritage of Hong Kong people, to maintain it as a focal point of Hong Kong and to develop it into a major tourist attraction. Moreover, the Board has promulgated a Statement of Intent on Reclamation stating that reclamation in the Harbour should only be carried out to meet essential community needs and public aspirations.

15. In addition to those ecological/natural resources that are protected with various kinds of legal/administrative measures as discussed in the above paragraphs, there are still elements of natural resources of different nature and different degrees of conservation importance not covered by any type of protection. One example is Long Valley, which is a large area (about 33 ha) of freshwater wetland agriculture in Hong Kong. The habitats created by the agricultural activity there support a high diversity of bird species, some of which are of conservation importance. Given the extent of the countryside areas in Hong Kong, there could also be other areas with ecological value yet to be identified. The conservation value of these areas should be fully taken into account in the preparation of land use plans. The requirement of environmental impact assessment (EIA) and environmental permit under the EIA Ordinance enacted in April 1998 also established a means for protection of these unidentified resources if they are affected by specific development projects.

(B) Heritage

16. Across the territory, there are relics of human activity spanning some 6,000 years, ranging from archaeological sites of the prehistoric era to historical buildings of more recent times. Similar to the protection of sites with ecological value, consideration should be given to conserve not only individual items of heritage value but also their surrounding environment. New development contiguous to these sites should also be in harmony with the protected features in terms of character and scale.

17. There are 72 declared monuments recorded by the Antiquities and Monuments Office (AMO) as at 29 December 2000, mostly in the New Territories and on Hong Kong Island. According to the Antiquities and Monuments Ordinance (Cap. 53), no person is allowed to demolish, deface, or disturb a declared monument without permission from the Antiquities Authority (i.e. Secretary for Home Affairs). However, this does not preclude making good use of the protected buildings for whatever purpose which will not cause detriment to their condition and protected value.
Other Archaeological Sites

18. Archaeological sites in Hong Kong include ancient architecture, kilns, hearths, rock carvings, farm lands, refuse mounds and footprints of ancient human beings. According to AMO's record, the archaeological resources comprise 17 declared monuments (see Information Note No. 3 para. 49) which are classified as archaeological sites, and 184 archaeological sites which are known as Sites of Specific Archaeological Interest (SSAI).

19. While the 17 declared archaeological sites receive statutory protection through their designation under the Antiquities and Monuments Ordinance, protection for remaining known archaeological sites is only by means of administrative action which has no legal enforcement, although AMO will be consulted when land development affects any of them. However, the EIA Ordinance has strengthened the provisions for ensuring the systematic evaluation of archaeological resources and introduced the precautionary principle to the assessment of likely impacts (arising from certain types of development) to buried and upstanding archaeological resources.

Other Historical and Cultural Sites

20. The known resources of historical and cultural buildings and monuments include the 55 out of the total 72 Declared Monuments as described in para. 17 above, a further 8 Deemed Monuments and 443 historical buildings and structures which have been assigned gradings of I, II, III according to their relative historical interest.

Recognised Indigenous Villages, Fung Shui Areas and Traditional Burial Grounds

21. For historical and political reasons, Government policy in respect of the customary rights and interests of the indigenous New Territories inhabitants embraces particular land administration and town planning considerations which, inter alia, seek to preserve recognised indigenous villages, fung shui areas and traditional burial grounds against large-scale or high-density development proposals.

22. Under the New Territories Small House Policy, an "indigenous villager" (i.e. a male person over the age of 18 who is descended through the male line from a resident in 1898 of a recognised village) is allowed to apply for permission to build a house over his land within his own village. Taking into account the Small House Policy, appropriate land has been reserved and zoned as "Village Type Development" ("V") on the corresponding Development Permission Area Plan or Outline Zoning Plan. Such "V" zoned areas are generally retained for small houses or other village type developments.

23. In addition to the traditional "fung shui woodlands" near old villages and temples, some areas have been identified as "fung shui lanes" or "fung shui areas" in consultation with villagers. High-density developments within these "fung shui areas" will be strongly objected by local villagers due to the impact on the "fung shui" of the villages.

24. Burial grounds are areas designated outside the gazetted cemeteries in the New Territories reserved for burying of indigenous villagers, locally based fishermen and their immediate family members. Proposals in the past to remove the burial grounds for development purpose have encountered strong objection from local villagers.

(C) Water Supplies

Gathering Grounds and Reservoirs

25. Gathering Grounds and reservoirs are protected to ensure the availability of a local source of fresh water supplies. "Direct Gathering Grounds" and "Indirect Gathering Grounds" are gazetted Gathering Grounds whereas "Flood Pumping Gathering Grounds" are not. Flood pumping catchment areas are areas near the lower stretch of rivers where Water Supplies Department (WSD) collects the surface water by pumping when the quality of the water is suitable for collection.

26. Land development within the Gathering Grounds has to be kept under control so as to limit the risk of pollution to the Gathering Grounds and to control pollution to the water resources. The prime concerns of WSD are in the water quality of surface runoff or any effluent discharge that will enter the raw water system and affect the purity of supply. WSD only accepts environmentally sustainable developments within the Gathering Grounds that will not cause pollution to the water resources.

(D) Safety

Geotechnical

27. Geotechnical constraints, such as geological faults, terrain/slope stability and seabed conditions, will affect potential development in terms of high land formation and construction costs. In particular, natural terrain covers about 60% of the land area of the territory. Most developed areas in Hong Kong extend from the limited areas of level ground onto sloping ground. There is a need to control the increase in overall natural terrain landslide risk to the community and to ensure that new developments are not subjected to undue risk.

Potentially Hazardous Installations (PHIs)

28. A PHI is defined as an installation which stores hazardous materials in quantities equal to or greater than a specified threshold quantity. Each PHI site is subject to risk management controls which includes Hazard Assessment (HA), Planning Study (PS) and Action Plan (AP) as stated in the Hong Kong Planning Standards and Guidelines (Chapter 11.4). The HA-PS-AP may set
29. The Government's policy is to minimise the potential risks associated with a PHI by controlling the siting of PHIs and the land use in their vicinity. Each PHI has a Consultation Zone (CZ) defined around it, within which proposals for development that will result in an increase in the number of persons living or working in the CZ have to be submitted to the Coordinating Committee on Land Use Planning and Control relating to PHI (CCPHI) for consideration. Sizable developments are normally not approved.

30. For explosives factories and depots, in addition to the CZ, a Safety Zone (SZ) would also be determined. Within the SZ for explosives depots, no inhabited buildings or congregation of people will be allowed.

31. Existing and disused landfills may also impose constraints on residential uses because additional measures could be needed to avoid any potential risks from landfill gas emitted. Consultation zones for landfill sites have been defined for safety reasons.

(E) Out of Bounds Administrative

Military Sites

32. A comprehensive agreement signed in June 1994 between the Chinese and British sides on the future of the military estate stated that 14 sites would be handed over to the People's Liberation Army on 1 July 1997 exclusively for defense purpose. In May 2000, the Military Installations Closed Areas (Amendment) Order 2000 was gazetted to declare a total of 18 areas/places occupied by the Hong Kong Garrison as closed areas, including Central Barracks (formerly known as Prince of Wales Barracks), Ching Yi To Barracks (formerly known as Queen's Lines), Ngong Shuen Chau Barracks (formerly known as Stonecutters Island), San Wai/Tai Ling Firing Range and Tsing Shan Firing Range (formerly known as Castle Peak Firing Range) etc.

The Frontier Closed Area

33. The Frontier Closed Area (FCA) was established in 1951 and extended to its present boundaries in 1962. The FCA, which is about 34 km long, is functioned as a buffer zone to facilitate effective operations against illegal immigration, smuggling and other cross-boundary crimes. Development proposals within the FCA should take into account its important function in upholding the integrity of our boundary and its role in facilitating effective boundary control. Notwithstanding this, there have been a number of public requests for exploring the development potential of the FCA.

(F) Inaccessible/Remote Locations

Outlying Islands

34. There are about 260 outlying islands (approximately 17,500 ha in area excluding Hong Kong Island) in Hong Kong, occupying about 16% of the territory's total land area. The development of these islands would mainly be constrained by the accessibility problem (provision of piers and regular ferry services) and availability of public utilities (freshwater supply, sewage treatment facilities, electricity supply and telephone services). While there are some larger islands such as Cheung Chau, Peng Chau and Lamma Island which have been popularly inhabited, it should be noted that there are still a large number of them that are uninhabited and worth protection from development for nature conservation purpose.

Remote Isolated Sites

35. Isolated areas such as Lai Chi Wo and Wu Kau Tang in the northeastern part of the New Territories are remote from existing roads and infrastructure. Major development in these areas will require the provision of extensive infrastructural works that may not be cost-effective.

OPPORTUNITIES

36. Taking into account the development constraints discussed above, a number of new development opportunities have been identified. These fall into two main categories, namely, new development areas and sites with potential for intensification/redevelopment. The former involves extending our urban area to our countryside as well as reclaiming land from the sea; the latter entails making more use of our existing development areas. Of course, there are arguments for and against the opportunities under each category but we still need to have a good discussion on the merits and demerits of each and examine the options open to us that can satisfy the future development needs.

New Development Areas (NDAs) in the Rural New Territories

37. By far the largest potential reservoir of land offering scope for further urban development comprises the rural lowland areas of the New Territories, especially in Northwest New Territories (NWNT) and Northeast New Territories (NENT). The main advantage of developing these areas is that the existing low-intensity rural settlements and farmlands can be made use of for some other compatible forms of development for economic/environmental/planning reasons without the need to expand into the natural areas. However, there are still many constraints in developing these rural areas, including the long and costly process of resumption/acquisition of scattered, small land-holdings in private ownership and the huge costs of land formation and infrastructural provision (roads, drainage, sewerage, flooding prevention measures).
38. In the last Territorial Development Strategy Review, the NWNT and the NENT were identified as growth areas to accommodate the perceived additional population. Subsequently, consultants had been commissioned to undertake the NWNT and NENT Planning and Development Studies. At the early stage of the studies, an exhaustive search was undertaken of all possible urban development areas in the New Territories. The following areas had been suggested as possible for development based on a set of criteria (Annex A) and having regard to the findings of the Second Railway Development Strategy.

<table>
<thead>
<tr>
<th>NWNT</th>
<th>NENT</th>
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<tbody>
<tr>
<td>Hung Shui Kiu</td>
<td>Fanling North</td>
</tr>
<tr>
<td>Hung Shui Kiu North</td>
<td>Kwu Tung North</td>
</tr>
<tr>
<td>Kam Tin/Au Tau</td>
<td>Kwu Tung South</td>
</tr>
<tr>
<td>Pat Heung</td>
<td>Lung Yeuk Tau</td>
</tr>
<tr>
<td>San Tin/Ngau Tam Mei</td>
<td>Man Uk Pin</td>
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<tr>
<td>Tai Tong</td>
<td>Ping Che/Ta Kwu Ling</td>
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<td></td>
<td>Ping Kong</td>
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<td>Ting Kok</td>
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<td>Sha Tau Kok Corridor</td>
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39. The studies recommended that the above areas could be further examined and implemented by stages or ‘batches’. The ‘first-batch’ new development areas (NDAs) include Hung Shui Kiu, Kwu Tung North and Fanling North. More detailed feasibility studies were then carried out with a view that these NDAs could be implemented in the medium to long term, if required (Plan 2). Their approximate size and estimated population capacity are as follows:

<table>
<thead>
<tr>
<th>NDA (medium to long term)</th>
<th>Approximate Size (ha)</th>
<th>Estimated Population Capacity</th>
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</thead>
<tbody>
<tr>
<td>NWNT - Hung Shui Kiu</td>
<td>430</td>
<td>100 000</td>
</tr>
<tr>
<td>NENT - Kwu Tung North</td>
<td>500</td>
<td>80 000</td>
</tr>
<tr>
<td>NENT - Fanling North</td>
<td>200</td>
<td>65 000</td>
</tr>
</tbody>
</table>

40. For the remaining areas, the studies recommended that they might be feasible for development in the long term subject to some additional transport links and infrastructural facilities (Plan 2). In the context of the HK2030 Study, the proposals of the NWNT and NENT studies would need to be examined further. For the ‘first-batch’ NDAs (i.e. Hung Shui Kiu, Kwu Tung North and Fanling North), detailed planning and engineering feasibility studies are being carried out. However, there are a number of issues arising from implementation of these proposed NDAs, such as clearance, compensation and rehousing etc. which are being examined. These issues are complicated. Before we commit ourselves to develop the NDAs, we should be aware of the resources and time implications in the implementation of the proposals.

Possible Reclamation Areas

41. Reclaimed new land historically had been the main source of land supply in Hong Kong. Reclamation has provided land in a timely and cost effective way for urban development in many parts of Hong Kong. It can make use of relatively large areas of unencumbered seabed all under public ownership. It can also provide space for “growth” of the adjoining urbanised areas and “extension” of utility services and transport network.

42. Despite general public concerns on reclamation, in the context of HK2030 Study, we believe we should not rule out at this stage the option of any potential new development areas that could be created by reclamations. In connection with this, a desk-top study has been carried out to examine those proposed reclaimed areas that had been identified in the past, especially in some major planning studies carried out in the early 1980s, such as Study for Harbour Reclamation and Urban Growth and North Lantau Development Investigations Further Studies. After going through all the proposed reclaimed areas (many had been implemented or under study), we do not find, however, any obvious case that merits further investigation.

43. Nevertheless, in examining the development opportunities, it would still be unwise to overlook the further possibility of reclamations in areas outside the Victoria Harbour (for example an idea to create an artificial island to accommodate inert construction and demolition materials and dredged mud has been raised in the context of a consultancy study on the long-term arrangements to accommodate such materials, and the after-use of this kind of artificial island may provide long term development opportunities). We probably need more thorough discussion before we can consciously discard any reclamation options.

Intensification/Redevelopment

Redevelopment

44. In late 1950s and 1960s with the introduction of new Buildings Regulations, private developers were able to tear down old four to five-storey high tenement blocks and rebuild multi-storey residential blocks with a number of housing units many times greater than the original building. Hence, opportunities for accommodating additional population arise where the existing plot ratio of a development is below the permitted maximum level, either imposed by statutory planning controls or the Buildings (Planning) Regulations.

45. However, experience shows that in order to meet the present planning standards and guidelines, to provide adequate infrastructure and to satisfy the environmental standards, new redevelopment schemes may not be able to achieve a higher population capacity. This is particularly true for public housing redevelopment projects. With better living standard requirements,
better provision of community facilities and larger flats, the resultant densities may sometimes be reduced to half the original figure.

46. Moreover, the 'soft options' for large-scale redevelopment have almost been exhausted. Over the next thirty years, renewal of old housing stock will mainly involve refurbishment and rehabilitation of high-rise buildings under multiple ownership originally developed by both private and public bodies, instead of the kind of large-scale redevelopment prevalent in the last few decades. Conversion of old obsolete industrial/commercial buildings to 'loft' apartments for residential purpose is another possibility that worth further consideration.

Further Intensification

47. As the gap between the de facto plot ratios and maximum permissible plot ratios closes, intensification can only be achieved by further relaxation of plot ratio controls. In the Main Urban Areas, the relocation of Kai Tak Airport and the lifting of Airport Height Controls have provided scope/argument for further intensification up to the maximum permissible plot ratios under the Buildings Ordinance. This may provide more incentives for private as well as public sectors to redevelop/restructure the old buildings/obsolete areas. However, since the Main Urban Areas would be subject to severe infrastructure constraints and problems of overcrowdedness, large relaxation of the restrictions would unlikely create desirable living environment and would need careful investigation.

48. The other alternative available is to relax plot ratio controls in the new towns. In the 1980s, the development intensity of new towns has been reviewed and subsequently increased from plot ratio 5 to 6.5 (e.g. Tung Chung and Ma On Shan) and 8 (e.g. Tseung Kwan O). However, such a high intensity in new town development, especially that in Tseung Kwan O, has aroused severe criticisms from the public as well as LegCo. This is because sites in these new town areas are usually large (over 2 to 3 ha), and applying a plot ratio of 8 to the gross site area has resulted in a very massive building bulk.

49. With the experience of new town developments in the 1980s, we have learnt that although the infrastructure/transport systems and other facilities provisions might be able to support domestic plot ratio 8 for the new development areas, the resultant built form and the townscape as a whole may not be desirable. Taking Tseung Kwan O new town as an example, although only 55% of the whole new town was built to the maximum domestic plot ratio 8, the overall built form of the new town is viewed by many as very congested.

Development Intensity of Further NDAs

50. Having regard to the Tseung Kwan O experience, the future development intensity of the NDAs would need careful consideration and public input. Balancing different factors, namely development pressure and efficient use of land resources on the one hand, and the resultant building bulk, visual impacts and achieving a more harmonious landscape on the other, one option is to recommend a domestic plot ratio of 6.5 for developments around transport interchanges and railway stations. If non-domestic uses are permitted on the podium with plot ratio 1.5, the total development would still have an overall plot ratio of 8 but the resultant overall development intensity could be less massive as compared to that of Tseung Kwan O. Another option is to lower the overall development intensity of these NDAs to that used in the first generation of new towns, such as Sha Tin and Tai Po, in order to achieve a more aesthetically pleasing living environment, i.e. restricting the residential portion of the development to a plot ratio of 5 (Annex B).

Vertical Intensification

51. With better building and construction technology, high-rise residential buildings as tall as 60 storeys are possible and may be acceptable to the community. These residential tower blocks could be situated near to the mass transit stations and act as landmark buildings for the district.

52. To further develop the vertical intensification option, some Japanese architects like Professors Shizuo Harada and Nobuaki Furuya have promoted the idea of "Hyper Buildings". Hyper Building or "Vertical City" is based on the concept that a city could have more space for open space/nature conservation at ground level if the city was expanded vertically rather than horizontally. According to the concept, Hyper Building can be about 1 000m high with a total GFA of about 1 000 ha and the building can have a lifespan of about 1 000 year. It can provide residential units for up to about 75 000 persons. All the necessary institutional and community facilities can be located at different floors of the Hyper Building. Furthermore, the Hyper Building can open up nearby land so that the land can be used as open space or nature reserve.

53. Overall, the Hyper Building concept may well be a future solution for some of the urban problems facing many cities (e.g. prevention of city sprawl, danger of disaster, weakening social vitality caused by population decreases, traffic problems, weakening economic vitality because of high land prices). In the case of Tokyo, the Hyper Building concept is aimed to extend development space as well as to rejuvenate the inactive city centre at night. Whether this concept is applicable to Hong Kong in the long-term is a matter for further discussion. The urgency is considered not high, given the already very high density and compact building mass in Hong Kong.

Underground Space

54. To better utilize the very limited land resources of Hong Kong, it is necessary to treat land as a three-dimensional space by making use of underground locations in such a way that roads, rails, buildings or parks, can overlap with one another. In 1988, "A Study of the Potential Use of Underground Space" (SPUN) was carried out by the Geotechnical Control Office to explore the potential for forming and developing space underground. The study has concluded that the development of underground space in Hong Kong is a viable alternative to conventional development above ground and that such locations could be used to accommodate a number of uses, especially those of the environmentally unfriendly types (including utility installations and
storage). Up till now there has been some application of this solution in Hong Kong, such as the Island West Refuse Transfer Station beneath Mount Davis. There appears to be a bigger role for underground rock caverns in helping to meet the many diverse needs of this rapidly growing city, as it can give substantial economic savings (by releasing land at the surface level for other uses) and environmental benefits (by avoiding potential environmental nuisances) to the community in general.

55. Another study entitled "Planning Study on Underground Development of Commercial Facilities Extending Beyond Private Land" completed by the Planning Department in 1991 also concluded that underground development extending beyond private land is considered to be an appropriate development concept for the urban areas within Hong Kong. Underground development would encourage a more efficient utilization of land within the urban area where a high concentration of activity occurs. It would provide an opportunity to provide underground shopping arcade and underground car parking uses while at the same time enabling above ground sites to be used for more appropriate uses. Underground developments that are reasonably integrated with neighbouring land and buildings would improve the character and amenity of the urban area, and can often encourage the creation of above ground open space areas in congested urban centers. Most important of all, underground developments bring into use a piece of land that would otherwise not be developed, thereby creating additional land supply in the congested urban area where the availability of land is at a premium. In areas where the public experiences significant planning gains such as improvements to traffic and/or pedestrian circulation, underground developments should be encouraged.

FOOTNOTES

1. "The Convention on Wetlands of International Importance Especially as Waterfowl Habitat", signed in Ramsar, Iran, in 1971, is an intergovernmental treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 128 Contracting Parties to the Convention, with 1,090 wetland sites, totaling 82.4 million ha, designated for inclusion in the Ramsar List of Wetlands of International Importance.

2. The Antiquities Authority may declare any place, building, site or structure which the Authority considers to be of public interest by reason of its historical, archaeological or palaeontological significance, to be a monument, historical building, archaeological or palaeontological site or structure (monument is legally a generic term for all four categories).

3. Deemed Monuments are any feature, structure, building and artefact which the Antiquities Authority considers important for future selection as a Declared Monument. Deemed Monuments differ in status from Declared Monuments in that they are usually privately owned and though they are not statutorily protected, an agreement to preserve the monument has been reached between AMO and the owner for a specified period of time.

4. Grade I for buildings of outstanding merit for which every effort should be made to preserve them if possible. Grade II for buildings of special merit for which efforts should be made to preserve selectively. Grade III for buildings of some merits which are used as a pool for future consideration as possible monuments.

5. The New Territories Small House Policy is a policy approved by the Executive Council and has been implemented since December 1972. It is designed to allow an indigenous villager to apply for permission to erect for himself during his lifetime a small house within his own village.

6. During the First Stage Public Consultation of HK2030 Study, New Territories interests have requested the Government to review the control measures relating to water catchment areas (in particular the lower water catchment areas) which are demarcated many years ago and in their views out-dated.

7. "Estimated population capacity" refers to the additional population growth of the area concerned.

Annex A : Selection Criteria for Additional NDAs
Annex B : Comparison of Development Intensities for Different Stages of New Town Development

Planning Department
JANUARY 2002
ANNEX A : SELECTION CRITERIA FOR ADDITIONAL NDAs

The selection criteria adopted in the evaluation exercise are as follows:-

a. Easy access to existing and planned railway networks;

b. Should be of a sufficient size, preferably with a capacity of at least 50 000 population, for optimization and efficient provision of infrastructure;

c. Should preferably be undivided by physical obstacles to enable the development of a coherent urban area; and

d. Should contain few constraints on development and implementation (including capital, environmental and social costs, and programming requirements) as possible.
Annex B: Comparison of Development Intensities for Different Stages of New Town Development

A comparison of different development intensities proposed to be adopted for the New Development Areas (such as Hung Shui Kiu):

**Option A : PR 5**

- **Shatin New Town**
  - PR 8 and above: 1%
  - PR 5 - 8: 18%
  - below PR 5: 81%

- **Tseung Kwan O**
  - PR 8: 55%
  - between PR 5 - 8: 35%
  - below PR 5: 10%

Area: 677 ha
Plot Ratio: 5
Population: 160,000
Option B : PR 6.5

Area : 462 ha
Plot Ratio : 6.5
Population : 160 000
Development with PR6.5
Plan 1: Major Development Constraints in Hong Kong
Plan 2: Possible New Development Areas in Northern New Territories