



香港城市設計學會
Hong Kong Institute of Urban Design

Reference Number: PAC/24/002

8 May 2024

By email: info@nm-lfs.hk

Civil Engineering and Development Department

Planning Department

Level 5 Festival Walk, 80 Tat Chee Avenue, Kowloon Tong, Kowloon, Hong Kong

Dear Sir,

Resend: HKIUD comments on Lau Fau Shan Development Proposal

On behalf of the Hong Kong Institute of Urban Design, we would like to submit, on the attached file for your consideration our recommendations on Lau Fau Shan Development Proposal.

We are also pleased to meet relevant officers to further explain the contents therein if necessary.

Should further information be required, please kindly contact me or Ms. Cherry Lau, our Senior Admin Officer at 2235 9057. Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Cheung', is written over a horizontal line.

(Anthony CHEUNG)
Chairman, Public Affairs Committee, HKIUD
Hong Kong Institute of Urban Design

Hong Kong Institute of Urban Design Limited

香港金鐘金鐘道89號力寶中心第二座5樓503室 Unit 503, 5/F, Tower Two Lippo Centre, 89 Queensway, Admiralty, Hong Kong
Tel: (852) 2235 9057 Fax: (852) 3007 3607 Web: www.hkiud.org Email: inq@hkiud.org



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1) Positioning of the Development

It is noted that “Digital Technology Hub (DTH)” will be a key positioning for the Lau Fau Shan (LFS) development proposal, as a response to Nan Shan District of Shenzhen across the border. The proposed “Eco-tourism” and other uses are relatively secondary in the proposal. With the San Tin Technopole also taking place in the NM development, we are not convinced with such positioning. More justifications and studies on positioning and possible business models shall be provided.

The pristine environment and stunning sunset views that LFS is currently enjoying shall be taken advantage of. With the ageing population of Hong Kong, LFS is ideal for the provisions of elderly care services and homes.

To complement elderly services, it is advisable that the proposed ITH shall steer towards biomedical services and gerontology research in a higher-education cum research park arrangement.

2) Location of the hub

The proposed location of the hub is too close to existing fishing village. It may be better located between the two proposed train stations and can be considered as a “Transit Oriented Development” (TOD).

3) Proposed Uses - Domestic and Non-domestic Uses

It is indicated in the Board Land Use Concept plan that the “Digital Technology Hub” and residential areas are discretely planned, which is a conventional urban design approach. We always believe modern concept of mixed-uses in urban design shall be more forward-looking and essential for generation of vibrant development. More mixed uses zoning (uses e.g. higher education institutions, commercials medical examinations, early-retirement living, etc.), flexible and integrated urban design principles shall be adopted.

More detail information on the planned residential zone, such as the private/ public housing ratio, shall be also provided. LFS is a special area which may be suitable for retirement community and higher end development, we don't see the 70% public to 30% private housing jargon is applicable here.

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4) Urban / Village Integration

It seems that the existing Seafood Market, which is a key significance of current Lau Fau Shan, is not well considered and integrated into the overall planning. We expect more integrative planning on the Seafood Market as well as the adjacent village zone and waterfront.

It was indicated in NM-LFS website that urban-rural integration is one of the key master planning and urban design concepts. Unfortunately, there is no explanation in the website on how the proposal urban areas are to be integrated with the two village clusters. It is apparent that, like in the San Tin Development, the village areas are totally ignored. In many urban-village integration that the local government across the border, existing villages are turning into cultural destination and, at times, providing housing supplies though in a lower scale than the actual urban areas. We encourage the government to seriously look into urban-rural integration than a jargon in your consultation documents.

5) Land Use and Development Intensity

The proposed maximum plot ratio (domestic- 6.5; non-domestic- 9.5) is apparently too high for this special area with such a high ecological value. More studies and justifications behind, as well as clearer picture of the proposed built environment shall be provided for review.

It is apparently from the “Broad Land Use Concept Plan” that more than 50% of OZP areas are to be developed, we are afraid that the current rural character of LFS will be totally destroyed. It is indicated that 14% of land is reserved for Open Space while 24% is for roads. We encourage the government to look into more innovative urban design concepts such as more developments planned in form of TODs (P.S. not just rail + properties but also roads + properties) and carless city in order to release more lands for open spaces and greenery.

We understand that there is a pressure to reserve more lands to cater for housing and economic needs and, therefore, suggest the government to explore having taller structures around the two proposed stations but to reduce lands to be developed and lessen disturbance to natural habitats.

6) Place-making Concepts

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There is lack of place-making concepts and considerations in the proposal. The strong local characters of Lau Fau Shan shall be enhanced and well visualized in the proposal to gain support from the general public. We encourage the government to review if there should be “LFS town centre” that is associated with the existing fishing village. The currently proposed stepped height urban morphology is also less than interesting.

7) Protection of Ridgeline

There is a very prominent ridgeline viewing from the coast and it is greatly blocked by the taller building clusters being proposed. We consider that, with minor adjustment of building intensity of various zones, such ridgeline especially the session on the north side can be protected.

8) Green Connectors / Biodiversity Infrastructure

We hope that government can plan green infrastructure to connect the various virgin green areas, especially virgin woodlands, in order to maintain a biodiversity framework for supporting the greatest number of natural species.

May 2024

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