

\$1,500m 'lift' for Shatin

Shatin will be the scene this year of a wide variety of major development projects worth about \$1,500 million, to be carried out by both Government and private agencies.

The schemes will range from reclamation to multi-storey buildings, from railway double-tracking to road works.

The Chief Planning Officer (Shatin), Mr A. R. Crosby, said this yesterday during a talk on planning for the new township to the Rotary Club of Kowloon North.

The importance of most of this work, he said, is that it is being carried out as part of a comprehensive plan for the creation of a modern city within the comparatively short period of 10 years.

"Such a project is bold by any world standard and requires considerable planning and programming to realise," he said.

He outlined the constraints in planning for the town, including the various existing settlements in the Shing Mun River valley.

There are about 30 villages housing about 20,000 people within the new town boundary, most of which will be preserved intact, while a few will have to be resited on higher ground to avoid local flooding or to make room for public housing and road projects.

Mr Crosby said a variety of well-known recreational and tourist attractions, such as Amah Rock and the Temple of 10,000 Buddhas, will be carefully preserved in appropriate settings.

Special tree-covered hills, particularly those with "fung

shui" significance (such as Yuen Chau Kok Island) will be preserved in their natural state as part of the open space pattern of the new town.

The main goal of the new town, Mr Crosby said, is to accommodate 500,000 people within the Shatin Valley in an attractive environment within the next 10 years.

An essential part of the project must be, he said, to significantly improve the living, working and recreation environment for a large proportion of the people in Hongkong.

To help achieve various objectives, development is being planned around well-tested principles or guidelines of planning to determine land use, communications, the form of city, the physical environment generally and to encourage the social development of all people within the new town.

Mr Crosby said the maximum use of public transport would be encouraged by the use of the bus priority system serving all parts of the new town and the rest of the territory, closely linked to the improved facilities to be provided by the Kowloon-Canton Railway.

A special feature of the new town, he said, will be a footpath and cycle track system planned to make use of the flat and relatively compact floor of the valley on which the majority of residents will live, work, shop and play.

Mr Crosby said pollution will be controlled by the elimination of sub-standard development

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\$1,500m Shatin development

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and the introduction of modern waste disposal schemes.

He said: "Particular attention will also be given to potential air pollution within Shatin and noxious industries will not be permitted within the valley because of the proposed density of development and the climatic features of the district."

Concerning landscape, he said particular features of the natural landscape, such as the Shing Mun River, will be developed as a major recreational area.

The township's open space will total some 1,400 acres or about one third of the land and waterways within the new town. This includes about 300 acres of tree-covered slopes south of Lion Rock Tunnel Road, which is to be incorporated into the adjoining Lion Rock Country Park.

On recreational facilities, Mr Crosby said the Government is making provision for a sport stadium to hold 28,000 spectators, in addition to the racecourse and public gardens.

He said about 60 per cent of the population of the new town will live in 11 public housing estates accommodating 300,000 people.

He said about 80 per cent of

the residential land on the other hand, will be allocated to private housing of various population densities.

This will vary from low density housing at 20 people per acre on the steepest slopes around the valley, to high density multi-storey housing at 650 people per acre such as the development already contracted to a local private consortium near Siu Lek Yuen.

In addition to 45 new primary and 41 secondary schools, he said at least one technical institute will be developed. Sites are also being reserved for an additional technical institute, a polytechnic and a teachers' training college.

Moreover, a site has been reserved for a district teaching hospital with 1,200 beds for acute patients near Shatin Wai.

Regarding employment, Mr Crosby said light industrial zones are being planned on the basis of one person in five will work in the new town. This involves the development of about 155 acres of light industrial sites.

Mr Crosby said the total development involves a Government investment of more than \$4,000 million and it is envisaged that private development will involve a similar investment.