

香港特別行政區政府

## The Government of the Hong Kong Special Administrative Region

發展局(規劃地政科)

香港花園道美利大廈

十八樓

Development Bureau  
(Planning & Lands Branch)18/F, Murray Building,  
Garden Road, Hong Kong

本局檔號 Our Ref.

電話 Tel.: 2509 0296

來函檔號 Your Ref. CB2/HYK/G/(07-08)

傳真 Fax : 2536 4225

17 December 2007

Convener

LegCo Members' Meeting with Heung Yee Kuk Members

Legislative Council Building

8 Jackson Road

Hong Kong

(Attn: Hon LAU Kin-ye)

Fax: 2509 0775

Dear Hon LAU,

**LegCo Members' Meeting with Heung Yee Kuk Members on 8.11.2007****Land Development Strategy of Frontier Closed Area (FCA)**

Thank you for your letter dated 22.11.2007. A joint reply from the Development Bureau, Security Bureau and Commerce and Economic Development Bureau in response to your views on the captioned subject is appended below.

**Study on Land Use Planning for the Closed Area**

In view of the extensive coverage of the land to be released from the FCA, which includes a lot of private land and wetlands of conservation value, and the numerous complicated planning, environmental and engineering feasibility issues, it is necessary to carry out a comprehensive study in a prudent manner as well as conduct extensive public consultation. Nonetheless, to expedite the planning study, the Planning Department (PlanD) has shortened the study period from 30 to 22 months. It is expected that a preliminary concept plan would be completed in the former part of 2008 for consultation with the public and groups concerned.

Upon the announcement of the proposed new FCA boundary in September 2006, the Security Bureau and PlanD consulted Heung Yee Kuk, relevant District Councils, Rural Committees, green groups etc. on the proposed FCA boundary and future development of the area. Furthermore, the PlanD conducted site visits to nearly 30 villages within the FCA between last November and early this year and collected the views of the villagers on the future uses of the area to be released from the FCA. It has also established communication channels with Heung Yee Kuk and the local villagers. We will continue to communicate with Heung Yee Kuk and the local villagers throughout the study process and take an open attitude in listening to their views

Land use planning for the area will follow the principle of sustainable development and achieve a balance between the demands of various sectors of the community. We will study the proposals of Heung Yee Kuk, including commodity and shopping centre, industrial centre as well as tourism and leisure centre. The study will be undertaken in a fair and transparent manner with continuous public involvement. Extensive public consultation will be conducted. We will consider the public views in preparing proposals for the area.

Most of the land to be released from the FCA is of conservation value. In the course of the study, we will examine carefully the natural conditions, development potential and constraints of the area and take into account such factors as land use, transport infrastructure, environmental conservation and scope of development, basing on the principle of sustainable development. As the planning study has just commenced, there is no proposal on the future land use at this stage. Nevertheless, we will be grateful to continue to listen to the comments and views from Heung Yee Kuk in the course of the study.

#### Proposed Exclusion of Sha Tau Kok Town from the FCA

Chung Ying Street in the Sha Tau Kok (STK) town is unique in its geographical setting. It is currently the only point where people and goods may cross the boundary between Hong Kong and the Mainland without all the control measures and facilities normally in place at boundary control points. In addition, there is no physical barrier to delineate the boundary between Hong Kong and the Mainland. Having regard to the inherent security risks at this location, there is a need to maintain the FCA restrictions at the STK town. We have been discussing with the local community options to open up the STK pier for green tourism since August 2003, but have not so far reached a mutually agreeable arrangement. We stand ready to further discuss with the local community feasible options for opening up the STK pier.

#### Planning and Engineering Study on New Development Areas

The Chief Executive announced in the Policy Address this year that the Government would revive planning and engineering studies on the new development areas (NDAs) and work out implementation strategies. The NDAs at Kwu Tung North, Fanling North and Ping Che/Tai Kwu Ling (the “Three-in-One Scheme”) as well as Hung Shui Kiu are designated as priority development areas. We are now preparing for the commencement of a planning and engineering feasibility study on the “Three-in-One Scheme” and intend to consult the North District Council before seeking funding from the Legislative Council next year. The Legco will be provided with detailed information on the study. As the areas of development under the “Three-in-One Scheme” are in proximity to the boundary, any recommendations put forward in the study will have due regard to the ongoing Study on Land Use Planning for the Closed Area. The public will be engaged extensively throughout the study process and we will consult the relevant parties including the Legco, Heung Yee Kuk, District Councils, local communities and environmental groups to ensure that public views are taken into account as appropriate in formulating the development scheme.

Yours sincerely,

( Ivan CHEUNG )  
for Secretary for Development