

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

發展局

香港花園道美利大廈



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20 April 2009

Clerk to Public Works Subcommittee
Legislative Council Secretariat
3/F, Citibank Tower
Garden Road
Hong Kong

(Attn.: Ms Angel SHEK)

Dear Ms SHEK,

**Supplementary Information on
735CL – Planning and Engineering Study of Lok Ma Chau Loop:
Consultants' Fees and Site Investigation**

In considering the paper referenced PWSC(2009-10)2 on the above project at the Public Works Subcommittee meeting on 8 April 2009, Members requested the Administration to provide supplementary information to the Finance Committee on the on-going planning studies related to San Tin and Hoo Hok Wai. The Administration's response is set out below.

San Tin and Hoo Hok Wai fall within the study area of the Land Use Planning for the Closed Area – Feasibility Study (the Study), which is being conducted to examine in detail the development potential and constraints of the areas to be released from the Frontier Closed Area (FCA) (**Plan A**). The Study aims at formulating a planning framework for the preparation of statutory town plans before the new FCA boundary comes into effect. The Study also includes a Strategic Environmental Assessment (SEA) to provide inputs for the

formulation of a planning framework that is environmentally acceptable.

The SEA shows that the western part of the study area comprising contiguous areas of fishponds and wetlands at San Tin and Hoo Hok Wai constitutes an integral part of the Deep Bay wetland ecosystem. These contiguous fishponds and associated wetlands are of high ecological value and form part of the extensive wetlands extending from Tsim Bei Tsui in the Northwest New Territories to Hoo Hok Wai in the Northeast New Territories. Deep Bay wetland ecosystem, including those at Mai Po and San Tin, are of particular importance for wetland birds due to a combination of suitable habitats and being largely free from both fragmentation and disturbance. Of particular note are breeding, passage and wintering populations of large waterbirds including egrets, herons, ducks and spoonbills.

Hoo Hok Wai is an area of fishponds, intermingled with freshwater marsh and reedbed located east of Lok Ma Chau Loop. It provides an important foraging ground for egrets and herons during both the breeding and non-breeding seasons and the Hong Kong wintering population of Great Cormorants. In line with other fishponds areas of the Northwest New Territories, the non-bird fauna appears to be of little conservation significance.

The Stage 1 Community Engagement for the draft Concept Plan for the Study was held between May and August in 2008. We also presented the draft Concept Plan to LegCo's Development Panel on 27 May 2008. Based on the public comments collected and the results from relevant technical and environmental assessments, the Administration is refining the proposals and will formulate a Draft Development Plan for the Stage 2 Community Engagement, tentatively to be held in mid 2009. We will seek further views from relevant stakeholders, including LegCo Panel in due course.

As requested by the Chairman of PWSC, DEVB will provide in due course information on the outcome of public engagement exercise conducted by HK and SZ respectively in relation to the formulation of the development proposals. It is our plan to consult the public, including LegCo, the draft development proposals when ready. We will inform LegCo the outcome of public engagement exercise at that time.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K K Ling', written in a cursive style.

(K K LING)

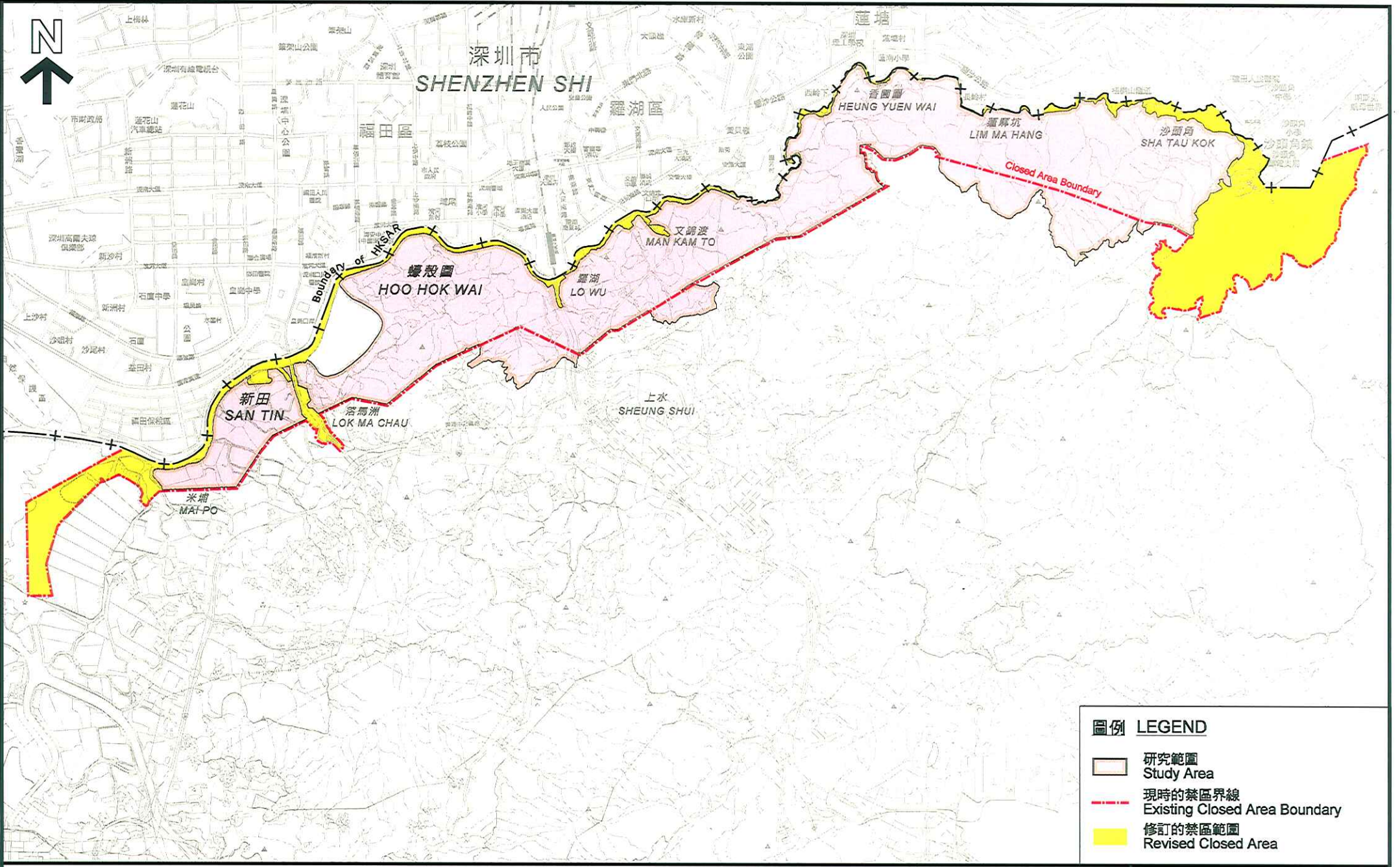
for Secretary for Development

cc

Secretary for Financial Services and Treasury

Director of Planning

Director of Civil Engineering and Development



圖例 LEGEND

- 研究範圍
Study Area
- 現時的禁區界線
Existing Closed Area Boundary
- 修訂的禁區範圍
Revised Closed Area

邊境禁區土地規劃研究
Land Use Planning for the Closed Area - Feasibility Study



規劃署 PLANNING DEPARTMENT		
M/SR/08/015_1c		
日期 DATE : 14/4/2009	Plan A	