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Panel on Development

Meeting on 24 November 2009

**Background brief on land use planning for
the land to be released from the Frontier Closed Area**

Purpose

This paper provides the background information on the land use planning for the land to be released from the Frontier Closed Area (FCA) and a summary of members' views when the subject was discussed at the Panel on Development (the Panel).

Background

2. The FCA was first established in 1951 under the Public Order Ordinance (Cap. 245) and the present alignment of the area was drawn in 1962, covering approximately 2 800 hectares (ha) of land south of the border between Hong Kong and Shenzhen. Following a review of the coverage of the FCA, the Administration proposed in September 2006 to reduce the FCA land coverage from 2 800 ha to about 800 ha. Taking into account the comments received during the consultation exercise conducted from September to November 2006, the Administration announced in January 2008 the finalized plan of further reducing the FCA coverage to about 400 ha. The new FCA boundary will come into effect in phases to tie in with the phased completion of the construction of the boundary fences and associated works for safeguarding the security of the boundary.

3. In September 2007, the Planning Department commissioned consultants to carry out a consultancy study entitled "Land Use Planning for the Closed Area" (the Study). The Study aims at formulating a planning framework, based on principle of sustainable development, to provide guidance for the conservation and development of the areas to be released from the FCA and for preparation of

statutory town plans before the new FCA boundary comes into effect¹. From May to August 2008, the Administration carried out the first-stage community engagement with a number of conceptual proposals put forward under three themes --

- (a) Theme 1: Strengthen Nature Conservation;
- (b) Theme 2: Conserve Cultural Heritage Resources; and
- (c) Theme 3: Promote Sustainable Uses.

The conceptual proposals were developed based on the vision of promoting the study area as "A Belt of Conservation, Cultural Heritage and Sustainable Uses between Hong Kong and Shenzhen". Details of the conceptual proposals were set out in the Community Engagement Digest attached to LC Paper No. CB(1)1602/07-08(03) provided by the Administration for the Panel meeting on 27 May 2008. According to the Administration, the conceptual proposals would be refined taking into account the public comments received. Detailed technical assessment would be undertaken to formulate a Draft Development Plan for the second stage community.

Deliberations of the Panel on Development

4. The Administration briefed the Panel on the conceptual proposals on 27 May 2008. Individual members expressed the following views --

- (a) for the land to be released, there should be sufficient public consultation before defining the boundaries of various zones, especially conservation zones;
- (b) public engagement should be a continuous and interactive process; the Administration should use effective visual aids to facilitate the public to visualize the proposals and the Internet could be a useful tool to facilitate the process;
- (c) development and conservation were not always at odds and the Administration could consider developing eco-tourism, cultural-tourism and social enterprises to enliven the area;

¹ As the Study commenced prior to the announcement of the finalized FCA plan in January 2008, it does not cover the Lok Ma Chau Loop, Hoo Hok Wai and two patches of land northwest of Lin Ma Hang Village and north of Pak Fu Shan, which were originally proposed to be retained but will be excised from the FCA under the finalized plan. The Administration has indicated that it will ensure that these areas would be covered by statutory town plans before the new FCA boundary comes into effect.

- (d) for the theme on "Promote Sustainable Uses", there should be careful planning with the relevant planning intentions and development controls clearly defined, otherwise discordance between different uses, such as logistics and tourism, might occur;
- (e) the Administration should give consideration to designating some of the land to be released for open storage and other uses of the logistics industry and the relevant future land use zoning should allow a broader range of uses relating to the logistics industry; and
- (f) suitable developments could also be considered for areas with hilly terrain.

Latest development

5. Taking into account the comments received during the first stage community engagement, the Administration has formulated a Draft Development Plan for the second stage community engagement. The Administration will brief the Panel on the relevant proposals on 24 November 2009.

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