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11 January 2011

Secretary General of the Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong

(Attn: Ms Hedy FOK)

Dear Ms Fok,

**The Meeting between
Members of LegCo and Heung Yee Kuk on 20.1.2011**

**Development Strategy for Land to be Released from
and Land within the Frontier Closed Area**

Thank you for your letter of 14 December 2010 inviting us to provide updates on the “Study on Land Use Planning for the Closed Area” and “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas”, and elaborate on how villagers may benefit from the release of land from the Closed Area. This serves as a joint response of Development Bureau and Security Bureau.

The “Study on Land Use Planning for the Closed Area” , which aims to provide guidelines for development and conservation of the study area, was completed in July 2010. On the basis of the Recommended Development Plan prepared under the Study, five Development Permission Area (DPA) Plans, including Ma Tso Lung & Hoo Hok Wai,

Man Kam To, Ta Kwu Ling North, Lin Ma Hang and Sha Tau Kok DPA Plans were prepared by the Planning Department and subsequently gazetted under the provision of the Town Planning Ordinance on 30 July 2010. The five DPA Plans provide a statutory planning framework for the areas. The representations received during the two-month plan exhibition period were published for public inspection and comment on 8 October 2010. The Town Planning Board will consider all of the submitted representations and comments, including those from Heung Yee Kuk, in accordance with the provisions of the Town Planning Ordinance.

The Recommended Development Plan prepared under the “Study on Land Use Planning for the Closed Area” proposes adoption of a sustainable planning framework respecting the existing rural settings, local traditions and ways of life without compromising the ecologically and environmentally sensitive areas. The Study also proposes to make good use of vacant land or abandoned agricultural land. Appropriate scale and form of developments are proposed at suitable locations in the Study Area e.g. eco-lodge, village and residential development, recreation, leisure and tourism uses. To capitalize on the strategic boundary location, development corridors are proposed along major cross-boundary transport routes near Lok Ma Chau and Man Kam To. This will strengthen the ties between Shenzhen and Hong Kong and facilitate the long-term objective of mutual economic growth of the two cities. Villagers would benefit from the above mentioned proposals when land is released from the Closed Area.

Regarding the question raised in your letter on whether Ma Tso Lung in the Sheung Shui District would be opened up, the Administration confirmed that the land to be excised from the Frontier Closed Area (FCA) would include the area in Ma Tso Lung. The construction works required will be completed as soon as possible to facilitate an early reduction of the FCA. The construction works at Ma Tso Lung area is expected to complete by 4th quarter of 2012. The Administration will amend the relevant legislation to stipulate the new statutory FCA boundary once the construction works is completed.

The “Study on the Enhancement of the Sha Tau Kok Rural Township and Surrounding Areas” commenced in April 2009. The Stage 1 Community Engagement was conducted between 19 October and 19 December 2009 to seek public views on the visions and aspirations for the future development of Sha Tau Kok Town and its surrounding areas. A series of consultation activities such as meetings/briefings, community

engagement forum and exhibition were undertaken. The comments received are now being considered by the Planning Department in formulating the conceptual enhancement proposals and the Integrated Area Improvement Plan.

Yours sincerely,

(Raymond LEE)
for Secretary for Development

c.c.

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