

**For Information**

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

**Land Use Planning of the Frontier Closed Area**

**Purpose**

This paper is to brief Members on the land use planning of the Frontier Closed Area (FCA) with respect to the comments received from the Legislative Council (LegCo) Subcommittee on FCA (Amendment) Order 2013 (the Amendment Order) and FCA (Permission to Enter) (Amendment) Notice 2013 (the Amendment Notice)<sup>1</sup> (“the Subcommittee”) and an Eastern District Council member who made a submission to the Subcommittee.

**Background**

2. The Government announced in January 2008 the plan to substantially reduce the coverage of the FCA from about 2,800 hectares to about 400 hectares. The FCA reduction is implemented in three stages. The first stage of the FCA reduction (involving some 740 hectares of land) covering the sections between Mai Po and the Lok Ma Chau (LMC) Control Point, and Lin Ma Hang and Sha Tau Kok, was implemented on 15 February 2012.

3. On 30 April 2013, the Subcommittee held a meeting to discuss issues related to the second-stage reduction of the FCA. The second-stage reduction (involving some 710 hectares of land) covers the section between the LMC Control Point and River Indus (Ng Tung River) with effect from 10 June 2013 (**Annex 1**). In the course of deliberation on the Amendment Order and the Amendment Notice, the Subcommittee noted that some of the land to be excised from the FCA in the second stage of FCA reduction would have potential for uses such as higher education, high-tech research and development, cultural and creative industries, and eco-tourism. Some members expressed the view that

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<sup>1</sup> The Amendment Order specifies the boundary of the FCA following the second-stage reduction of the FCA. The Amendment Notice introduces consequential amendments to the corresponding references to FCA in the FCA (Permission to Enter) Notice (Cap. 245 sub. leg. H), which provides for, among other things, the classes of persons permitted to enter FCA without Closed Area Permit.

the infrastructure facilities, such as road networks, should be upgraded before implementing the development proposals. The Subcommittee also received a submission from an Eastern District Council member who proposed that the Government conduct assessment for sustainable development of the areas excised from the FCA and consider developing shopping facilities near the boundary including Chung Ying Street in Sha Tau Kok (STK).

4. As the land use planning of the FCA falls outside the scope of the Amendment Order and Amendment Notice, the Subcommittee agreed that views on the land use planning of FCA received by the Subcommittee should be referred to the LegCo Panel on Development (the Panel) for follow-up as appropriate.

### **Land Use Planning of FCA**

5. As explained by the Planning Department at the meeting of the Subcommittee held on 30 April 2013, the “Study on Land Use Planning for the Closed Area” (the FCA Study, presented to the Panel on 24 November 2009 and 22 June 2010), which was completed in July 2010 after extensive public engagement, provides guidance for development and conservation of the land to be excised from the FCA. A separate study on the LMC Loop, i.e. the Planning and Engineering Study on Development of LMC Loop (the Loop Study, presented to the Panel on 16 December 2010 and 22 May 2012) commenced in June 2009 to study the development potential of the LMC Loop in detail. The FCA Study has formulated a Recommended Development Plan (RDP) (**Annex 2**) under a sustainable planning framework. Since the study area is endowed with natural asset and rich in cultural heritage, the FCA Study proposes that resources of high ecological, environmental and natural landscape value, such as wetlands, fish ponds, “fung shui” woodlands and sites of special scientific interest, should be properly preserved and excessive development should be avoided.

6. The FCA Study also proposes to make use of vacant land and abandoned agricultural land for developments of appropriate scale and form at suitable locations within the study area, such as eco-lodge, villages and residential development, recreation, leisure and tourism uses. A site at Kong Nga Po identified as having potential for residential development is being studied under an ongoing engineering feasibility study that commenced in October 2012. To capitalise on the strategic boundary location, development corridors are proposed along major cross-boundary transport routes near LMC and Man Kam To Control Points. A similar development corridor may also be developed

along the strategic road link leading to the new Liantang/Heung Yuen Wai boundary control point in the longer term.

7. On the basis of the RDP, five statutory plans, namely Ma Tso Lung and Hoo Hok Wai, Man Kam To, Ta Kwu Ling North, Lin Ma Hang and Sha Tau Kok Development Permission Area (DPA) Plans were prepared by the Planning Department, and gazetted under the Town Planning Ordinance on 30 July 2010. The land use planning of the FCA is already reflected in these statutory plans and any development proposals will be effected through the established development control process. The DPA Plans will be replaced by Outline Zoning Plans, which will show more concrete land use proposals for these areas, in the latter half of 2013.

8. As announced in the 2013 Policy Address, a planning study will be undertaken by the Planning Department to identify further development opportunities in the New Territories North, with a view to developing a modern new town there of a similar scale as the Fanling/Sheung Shui New Town. The study will also cover the development corridors identified in the FCA Study as mentioned in paragraph 6 above. The study on development potential in the New Territories North is planned to be commissioned in early 2014. Public engagement exercise will be conducted under the study.

### **Responses to Comments on Second Stage of FCA Reduction**

#### Excised FCA for Higher Education, High-tech Research and Development, Cultural and Creative Industries, and Eco-tourism

9. The Loop Study is examining the development opportunities of the LMC Loop which covers about 88 hectares of land. According to the Study, higher education will be the leading land use in the LMC Loop, complemented by high-tech research and development and cultural and creative industries.

10. The FCA Study recommends promotion of eco-tourism and proposes to develop an eco-lodge at Ma Tso Lung to provide high quality accommodation overlooking the Hoo Hok Wai wetlands and the scenic rural setting of the Ma Tso Lung area. The existing hiking trails can be connected to natural attractions (including wetlands, egretty and “fung shui” woodlands) and cultural heritage (including villages endowed with cultural characteristics and agricultural activities).

#### Shopping Facilities near the Boundary including Chung Ying Street

11. Opportunities for commercial (including retail) development at the development corridors along the cross-boundary transport routes will be examined in the study on the development potential of the New Territories North mentioned in paragraph 8 above.

12. Chung Ying Street in STK is within the FCA and access is limited to the local inhabitants and those having genuine needs to enter the area. For historical reasons, there are no proper control point facilities at Chung Ying Street. Due to security considerations, the Government considers that Chung Ying Street should remain in the FCA and the access restriction should be maintained. Having regard to the restricted access to Chung Ying Street, provision of large-scale shopping facilities is not contemplated.

#### Upgrading of Infrastructure Facilities

13. The concerned Government departments are monitoring the situation and will take forward appropriate infrastructure upgrading works to support development proposals as required, taking into account the phased release of the FCA and the local circumstances.

**Development Bureau  
Planning Department  
June 2013**

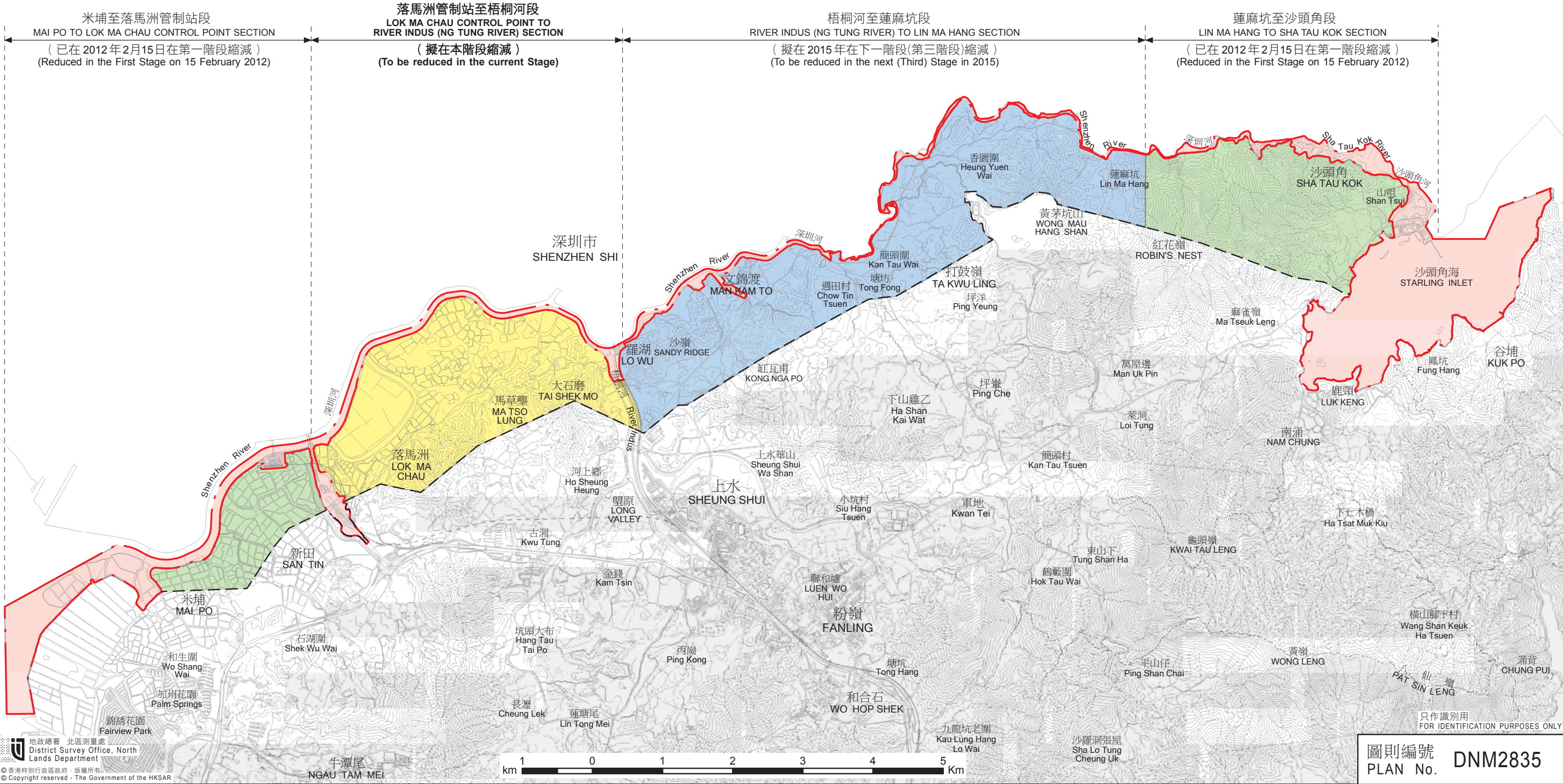


# 邊境禁區圖

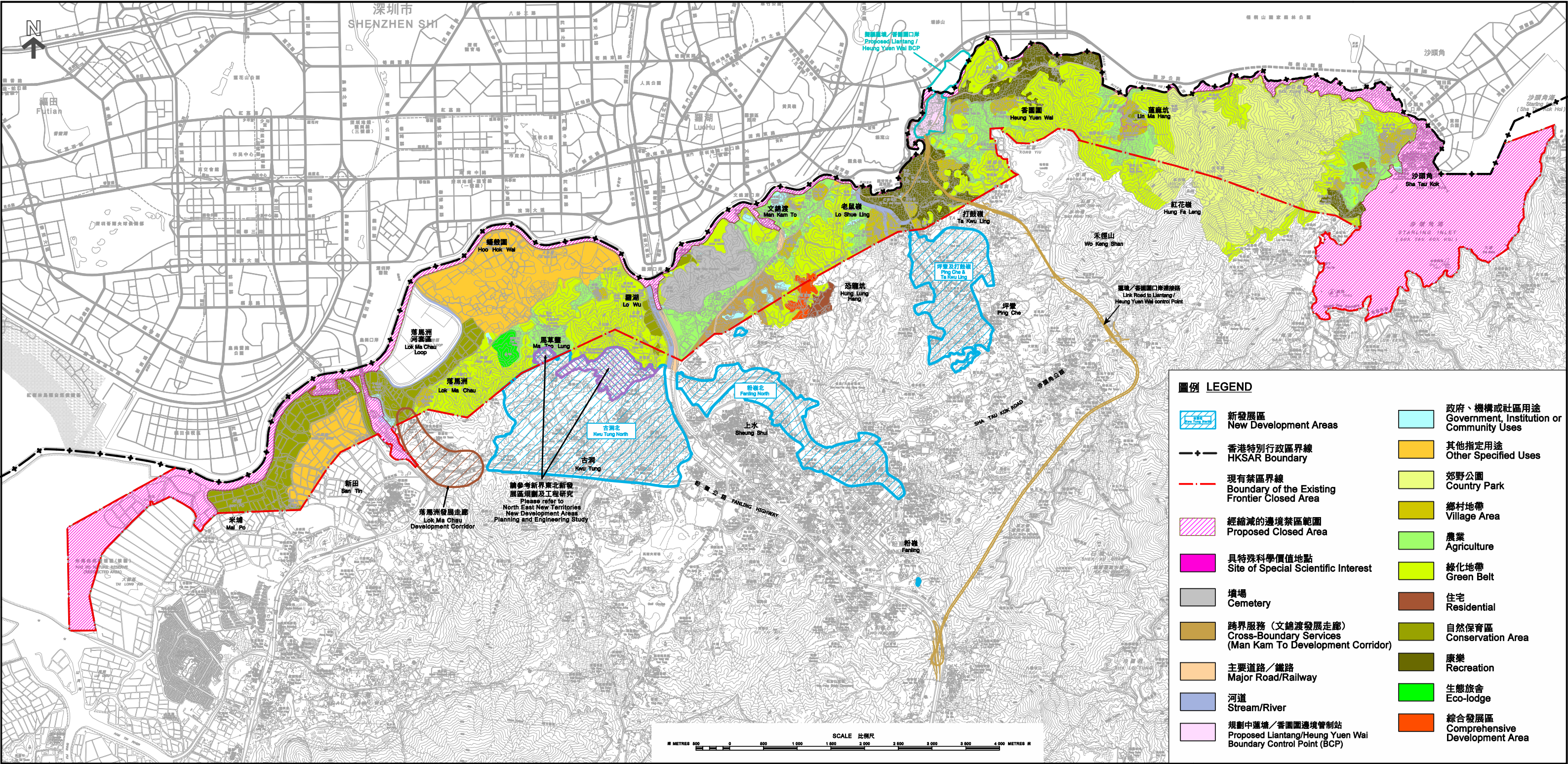
## PLAN OF FRONTIER CLOSED AREA

圖例 LEGEND

- 縮減後的邊境禁區  
Frontier Closed Area after reduction
- 擬在本階段縮減的邊境禁區範圍  
FCA Area to be reduced in the current Stage
- 已在第一階段縮減的邊境禁區範圍  
FCA Area reduced in the First Stage
- 擬在第三階段縮減的邊境禁區範圍  
FCA Area to be reduced in the Third Stage
- 縮減後的邊境禁區界線  
Frontier Closed Area Boundary after reduction
- 釋放前的禁區界線  
Existing (before reduction) FCA Boundary







此圖資料蒐集自多處來源例如規劃報告、報章新聞、研究文獻等，資料有待相關內地單位確認。此圖只供香港特別行政區政府內部使用。  
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## 邊境禁區土地規劃研究 - 建議的發展計劃圖

### Land Use Planning for the Closed Area - Recommended Development Plan

**規劃署**  
**PLANNING DEPARTMENT**

圖則編號 Plan No.	FCA_SR_10_009_19a
日期 Date	28/02/2011