

For discussion  
on 24 November 2009

**LEGISLATIVE COUNCIL  
PANEL ON DEVELOPMENT**

**Study on Land Use Planning for the Closed Area - Draft Development Plan and  
Stage 2 Community Engagement**

**Purpose**

This paper seeks Members' views on the Draft Development Plan proposed in the consultancy study entitled "Land Use Planning for the Closed Area" (the Study) as part of the Stage 2 Community Engagement of the Study.

**Background**

2. The Stage 1 Community Engagement on the Draft Concept Plan proposed under the Study took place from May to August 2008. We consulted the Panel on the Draft Concept Plan on 27 May 2008 (LC Paper No. CB(1)1602/07-08(03)). A series of community engagement activities were undertaken for different stakeholders including local residents, rural committees, district councils, Town Planning Board, Heung Yee Kuk, green groups, Advisory Council on the Environment, academic and professional institutes. Three public forums were held at different venues to gauge the public's views. Each forum was well attended by over 100 participants of different backgrounds. A discussion session on the Draft Concept Plan with the relevant bureaux of the Shenzhen Municipal Government was also held on 20 June 2008. In addition, a total of 74 written submissions were received. A copy of the Stage 1 Community Engagement Report is enclosed at **Appendix 1**.

**Major Public Views**

3. The major public views gathered during the Stage 1 Community Engagement are summarized as follows:

- (a) The respondents generally supported the vision of promoting the Study Area as “A Belt of Conservation, Cultural Heritage and Sustainable Uses between Hong Kong and Shenzhen” and agreed to the three proposed development themes, i.e. “Strengthening Nature Conservation”, “Conserving Cultural Heritage Resources” and “Promoting Sustainable Uses”.
- (b) While there were some concerns on the possible adverse environmental and ecological impacts on the Study Area upon the release of the Closed Area, some considered that more development opportunities should be explored to enhance local economy and revitalize the local community. Others considered it necessary to strike a proper balance between conservation and development.
- (c) Some opined that the rights of landowners and indigenous villagers should be respected and sufficient land should be reserved to meet the demand for small houses. Sufficient infrastructure facilities should also be provided to meet the daily needs of the local residents.
- (d) There should be an effective mechanism to ensure conservation of both the natural landscape and the cultural heritage resources.

### **Draft Development Plan**

4. Based on the public comments and suggestions received, the proposals in the Draft Concept Plan have been refined and further developed. Taking into account the results of the broad technical assessment and strategic environmental assessment, the Draft Development Plan has been prepared for the Stage 2 Community Engagement. A copy of the Stage 2 Community Engagement Digest (the Digest) is enclosed at **Appendix 2**.

5. The Draft Development Plan aims to provide a sustainable planning framework with a view to balancing the needs for development and conservation while respecting the existing rural settings, local traditions and ways of life. The Study Area can broadly be divided into three portions:

- (a) the western portion (page 6 of the Digest) is endowed with ecological and natural assets, hence the proposals in this portion focus on conservation and recreational uses, including the protection of wetland and fish ponds at

San Tin and Hoo Hok Wai. On the hill slopes of Ma Tso Lung, an eco-lodge development is proposed to take advantage of its location overlooking the extensive fishponds/wetland of Hoo Hok Wai. This would be the first of its kind in Hong Kong. Guidelines will be drawn up to guide the development, which could also apply to other parts of the Study Area as well as other areas in Hong Kong;

- (b) the central portion (pages 10 and 11 of the Digest) is scattered with villages with rich cultural heritage and agricultural land. The Draft Development Plan proposes to preserve and strengthen these cultural and natural resources while allowing for residential and tourist-related developments. Leisure farming and various recreational activities, and low-density residential developments are proposed for this area; and
- (c) the eastern portion (pages 16 and 17 of the Digest), similar to the western portion, is of high conservation value, landscape quality and recreational potential. The potential country park at Robin's Nest, including the Lin Ma Hang Lead Mines, will form part of the ecological corridor between Pat Sin Leng in the North East New Territories (NENT) and Wutongshan in Shenzhen.

6. To capitalize on the strategic locations in the proximity of the Boundary Control Points (BCPs), developments are also proposed along major cross-boundary transport corridors linking Shenzhen and Hong Kong. The Lok Ma Chau Development Corridor has the potential to provide for commercial, shopping and entertainment facilities to support the development of the Lok Ma Chau Loop. The Man Kam To Development Corridor in the vicinity of the NENT New Development Areas may be developed for cross-boundary supporting uses such as wholesale centres, showrooms, retail outlets, commercial uses and services to meet the needs of both Hong Kong and Shenzhen residents. Similar uses can be developed along the strategic road leading to the new Liantang/Heung Yuen Wai BCP in the long term.

7. The land use framework proposed in the Draft Development Plan would bring business and employment opportunities and hence benefit the local economy. Private sector participation would be invited in the eco-lodge, residential and tourist-related developments such as leisure farming and various recreational activities in the area. Conservation of the existing natural and cultural resources would promote eco-tourism, leisure farming and related developments, and attract residents of both Hong Kong and Shenzhen. With the provision of improved

infrastructure such as the improvement of Man Kam To Road, Lin Ma Hang Road and some rural roads, the living quality of the local community would be enhanced. The land use framework would also serve a basis for the timely preparation of statutory town plans to provide the necessary planning control to preserve the existing rural setting and appropriate zonings conducive to private developments

### **Community Engagement Programme**

8. The Study adopts a two-stage community engagement programme, with Stage 1 on the Draft Concept Plan and Stage 2 on the Draft Development Plan. After the Stage 1 Community Engagement, continuous engagement with the locals and operators of tourism industry and leisure farms has been maintained. An online discussion forum has also been set up since August 2008 to facilitate public discussion on the Study.

9. During the Stage 2 Community Engagement, briefing sessions will be arranged for relevant stakeholders including the local communities, rural committees, district councils, Heung Yee Kuk, Country Parks Committee, Town Planning Board and the Advisory Council on Environment. Those interested groups, non-governmental organizations, academic and professional bodies expressing interest in the Study at the previous stage will also be consulted. Two public forums at Yuen Long and North districts will be organized to engage the local villagers and the general public. Various illustrative materials including animation will be presented to the public to enhance easy understanding and visualization of the proposals. The Stage 2 Community Engagement is expected to last about two months between October and December 2009.

### **Way Forward**

10. Taking into account the public views to be received during the Stage 2 Community Engagement, we will refine the technical assessments and proposals as necessary and formulate a Recommended Development Plan (RDP). The Study is scheduled for completion in early 2010. The RDP will serve as a basis for the preparation of statutory town plans which will be gazetted before the new boundary of the Closed Area comes into effect.

## **Advice Sought**

11. Members are invited to note the Stage 1 Community Engagement Report at **Appendix 1** and to give views on the Draft Development Plan at **Appendix 2**.

**Development Bureau**

**November 2009**

# Land Use Planning for the Closed Area

## FIRST STAGE COMMUNITY ENGAGEMENT REPORT

February 2009



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# 1 Introduction

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## 1.1 Background

- 1.1.1 The existing Frontier Closed Area (FCA) was first established in 1951. It was designated by the Frontier Closed Area Order (Cap. 245A) to provide a buffer zone to help law enforcement agencies maintain the integrity of the boundary between Hong Kong and the Mainland and to combat illegal immigration and other cross boundary criminal activities.
- 1.1.2 On 7 September 2006, the Security Bureau announced its proposal to release some 2,000 ha of land from the original Closed Area in phases. On 11 January 2008, the Security Bureau announced an additional 400 ha of land to be released, thus totalling about 2,400 ha of land to be released from the existing Closed Area. These areas are rural in character comprising mainly hilly terrain, wetlands, agricultural land and a number of village settlements, some of which contain features with cultural heritage value.
- 1.1.3 The study on “*Land Use Planning for the Closed Area*” was commissioned to examine the future use of the areas to be released from the Closed Area. The findings of this study will provide inputs for the preparation of statutory town plans for the Study Area before the coming into effect of the new Closed Area boundary.
- 1.1.4 A comprehensive two-stage community engagement program is adopted in the current Study to proactively engage the community in the planning of the study area throughout the study process. The two stages are –
- Stage 1 Community Engagement: Draft Concept Plan (DCP); and
  - Stage 2 Community Engagement: Draft Development Plan (DDP).
- 1.1.5 The intention of the community engagement programme is to foster the building of consensus through an open and informed process, and promote public’s ownership of the outcome of the Study.

## 1.2 Stage 1 Community Engagement: Draft Concept Plan

- 1.2.1 The Stage 1 Community Engagement was formally launched on 16.05.2008. The main objectives were to present the DCP to the community and to invite public comments on the development concepts. Comments received will serve as inputs for the preparation of the DDP.
- 1.2.2 To facilitate public discussion on the DCP, both English and Chinese Community Engagement Digests and Leaflets were published in May 2008. A video illustrating the existing conditions of the study area was produced to enable participants in the Stage 1 Community Engagement to have a better appreciation on the development constraints and opportunities in the Study Area. A study website was launched to establish a convenient channel for the promulgation of supporting background information, engagement materials, and

# 1 Introduction

relevant information for the Community Engagement activities. Executive summaries of the working papers in both English and Chinese, including the baseline, land use review and identification of key issues; DCP; Strategic Environmental Assessment (SEA) baseline report and SEA Evaluation of Concept Report have been uploaded onto the website for easy reference. An online discussion forum has also been set up to encourage public discussion on the various study proposals.

1.2.3 Three Public Forums were held in the North District, Yuen Long District and Main Urban Area respectively to clearly explain study objectives and technical issues to the public as well as to provide an opportunity to invite and address specific public concerns and queries. Exhibition panels, PowerPoint presentations and video were employed to facilitate discussions in the Public Forums.

1.2.4 Apart from collecting public opinions through Public Forums, the public was able to download comment form from the study website and make written submissions.

## 1.3 Community Engagement Activities

1.3.1 To reach different sectors of the community, various activities were conducted during the community engagement period:

- i. About 20 Briefings/presentations on the DCP were given to established Boards, Committees and Professional Organizations including relevant District Councils, Rural Committees, Heung Yee Kuk, Advisory Council on Environment, Town Planning Board, Panel on Development of Legislative Council, Shenzhen Municipal Government, Country Parks Committee, Planning Sub-committee of Land and Building Advisory Committee, Hong Kong Institute of Architects, Hong Kong Institute of Planners, and Green Groups, etc.
- ii. Three half-day Public Forums were held at Luen Wo Hui Community Hall in Fanling, Tun Yu School in San Tin and the Hong Kong Polytechnic University in Hung Hom, Kowloon on 21.6.2008, 5.7.2008 and 12.7.2008 respectively. Each forum was well attended by over 100 participants from different backgrounds, including the representatives of local villages, professional bodies, NGOs, relevant associations, residents and the general public. The forums allowed face-to-face dialogue with the public and were successful in soliciting views/opinions from residents/workers within the Study Area as well as those from outside the Study Area. Video recording of these public engagement activities for the three Public Forums are uploaded to the study website for general viewing.

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- iii. A list of the public engagement activities convened during the Stage 1 Community Engagement is at **Annex I** and a list of the moderators, panel members, registered speakers and floor speakers for the three Public Forums is attached in **Annex II**. Photos of the public engagement activities, including public forums, district councils, and rural committees are in **Annex III**.

**ACKNOWLEDGEMENT: The study team is very grateful to the following Moderators and Panel Members of the Public Forums who have contributed greatly to the success of these public events.**

- *Mr. Kim CHAN, Vice President, Hong Kong Institute of Planners*
  - *Mr. Tony T.N. CHAN, Fellow Member of Hong Kong Institute of Surveyors*
  - *Ms. Betty S.F. HO, Chairman, Conservancy Association*
  - *Hon. Patrick LAU Sau-shing, SBS, JP, Legislative Councillor*
  - *Mr. MAN Fu-wan, Chairman, San Tin Rural Committee*
  - *Dr. Alan LEUNG, Senior Conservation Officer, World Wide Fund of Hong Kong*
  - *Mr. K.Y. LEUNG, Town Planning Board Member*
  - *Dr. NG Cho-nam, BBS, Associate Professor, Department of Geography, University of Hong Kong*
  - *Mr. SO Sai-chi, BBS, MH, Chairman, North District Council*
  - *Dr. TANG Bo-sin, Associate Professor, Department of Building and Real Estate, the Hong Kong Polytechnic University*
  - *Mr. WONG Kam-sing, Chairman, HKIA Board of Local Affairs*
  - *Mr. A. Donald YAP, JP, Vice-Chairman, Rural and New Town Planning Committee*
  - *Mr. Stephen M.W. YIP, JP, Vice-President, Hong Kong Institute of Surveyors*
- iv. Exhibitions on the background of the study, development constraints and opportunities in the study area, and various proposals of the DCP were set up in all public forums.

# 1 Introduction

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- v. Around 70 Written Representations were received by Planning Department. The submissions came from a wide spectrum of the community including local residents, village associations, district associations, green groups, professional associations, chambers of commerce and development companies. Their views and concerns are included in this analysis. An index of written comments received is attached at **Annex IV**. The written representations are available for inspection at Planning Department's Planning Enquiry Counters at 17/F, North Point Government Offices, 333 Java Road, North Point and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin as well as the study website.

## 1.4 Purpose of this Report

- 1.4.1 The purpose of this report is to summarise the public comments collected during the Stage 1 Community Engagement and to provide responses where appropriate. We have attempted to include all the major comments and proposals received to ensure proper consideration during the subsequent study processes. It should also be noted that the comments and responses included in this report are by no means conclusive as the process of collecting comments is continuous throughout the entire study process. In addition, it must be noted that this report does not provide a comprehensive list of all matters relating to the Study. It is a summary and responses to the submissions made and some pertinent issues may not have been raised within the submissions.



## 2 Overview of Key Comments

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### 2.1 **Introduction and Structure**

- 2.1.1 Wide-ranging responses to the DCP were received. Comments received were mainly related to conservation, indigenous villagers' rights and infrastructure provisions. Some comments were also related to specific proposals and opinions on the study process.
- 2.1.2 This Chapter provides a summary of the key issues raised and comments received throughout the Stage 1 Community Engagement. The summary includes comments received through written submissions (including emails) and verbal comments/presentations at Public Forums and briefing sessions. General responses have been provided following each key issue. In some cases, specific concepts or proposals require additional investigations to be completed and this has been detailed where relevant. Where additional investigations are required, they will be consolidated into the DDP. The DDP will form the focus of the following community engagement process allowing further public engagement on these matters.
- 2.1.3 To facilitate discussion, the public comments and suggestions are categorised according to the vision and land use themes under the DCP and comments on other general issues.

### 2.2 **Vision**

#### ***Comments Received***

- 2.2.1 There is a general consensus that the release of the Closed Area would play an important role for Hong Kong. The majority of comments supported the vision stated in the Study, namely, "A Belt of Conservation, Cultural Heritage and Sustainable Uses between Hong Kong and Shenzhen". On the other hand, a few comments from local communities raised concern on whether development in the Study Area would be completely prohibited by under the "Green Buffer" concept.

#### ***Our Responses***

- 2.2.2 Recognizing that vast areas of the Study Area remain undisturbed and are ecologically and environmentally sensitive coupled with its strategic location immediately adjacent to the Shenzhen commercial and business areas, the vision statement proposed in the Study was generally supported by the public.
- 2.2.3 In line with the conceptual idea of maintaining the Closed Area as a "Green Buffer" between Hong Kong and Shenzhen, proposals under three themes, i.e. strengthening nature conservation, conserving cultural heritage resources and promoting sustainable uses, are developed. The idea aims to conserving the ecologically and environmentally sensitive areas on one hand, and channelling suitable developments to strategic boundary location in selected areas such as vicinity of boundary control points, Lok Ma Chau (LMC) Loop and New

## 2 Overview of Key Comments

Development Areas (NDA) at Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling on the other. It does not prohibit development, but adopts a more liberal interpretation of development to encompass nature conservation, cultural heritage preservation and sustainable developments that balances environmental, social and economic concerns.

### 2.3 **Theme 1: Strengthening Nature Conservation**

#### 2.3.1 **Overview**

##### **Comments Received**

- 2.3.1.1 In general, most submissions agreed with the need to strengthen the conservation of high ecological and valuable landscape areas. There was also general appreciation of the nature conservation mechanisms proposed in the DCP, especially given the proximity to the internationally important Mai Po Inner Deep Bay Ramsar Site and rich ecological value of the Study Area itself. The continued protection of Sites of Special Scientific Interests (SSSI) was considered necessary.
- 2.3.1.2 There were diverse views on the extent of conservation in the Study Area. Some comments suggested that an overall conservation plan should be adopted to protect the natural environment. In particular, it was noted that Shenzhen is rapidly becoming a large “heat island” and intensive urban-type development in the Closed Area would worsen the environmental conditions. It was suggested that the natural landscape should be kept intact and conservation (including bird protection) should be placed as the foremost consideration. It was also suggested that the entire Closed Area should be used for conservation and rural enhancement (e.g. dedicating the entire Closed Area as a park or a large-scale plantation program, etc.) with any further development restricted. Some submissions stated that further development, including any supporting infrastructure, was not considered appropriate by submissions supporting a comprehensive conservation-only approach.
- 2.3.1.3 In contrary, a smaller number of submissions cast strong doubt on the need and viability of conserving wetlands, fishponds and agricultural lands as well as the nature and landscape conservation value of parts of the Study Area. The effectiveness of wetlands/fishponds conservation through the prevailing nature conservation schemes (e.g. management agreements and public-private-partnership) was questioned.
- 2.3.1.4 Several submissions opined that there was a need to compensate for those wetlands/fishponds, which were privately owned and doubted whether it was justified to propose such large area of the Study Area for nature conservation. Instead of nature conservation, proposals were made to increase the proportion of developable land to over 50% for community and comprehensive development. There are also suggestions for more development to better meet the social and economic needs of the Closed Area.

## 2 Overview of Key Comments

### **Our Responses**

- 2.3.1.5 The majority of submissions made consistent comments regarding the strategic importance of the Closed Area for preservation and protection of environmentally sensitive features. This is consistent with the strategic planning guidance in the HK2030 Study to “do more with less” – strive at better quality, higher efficiency while being prudent on resource utilization and cautious about embarking on massive construction programme on Greenfield sites. The Study Area provides Hong Kong with the opportunity to embrace preservation and create a significant green buffer that contrasts the highly developed areas of Shenzhen to the north and the new town development in Fanling/Sheung Shui to the south.
- 2.3.1.6 Given the future development of the NDAs at Fanling North, Kwu Tung North and Ping Che/Ta Ku Ling to the south of the Study Area to satisfy the long-term development needs, there is no immediate demand for greater urban expansion than that foreshadowed for existing and new urban areas under the HK2030 Study. However, this does not necessarily imply a complete restriction on any development within the Study Area. The DCP has identified promotion of sustainable uses as a key theme of the Study. Opportunities will be taken to identify appropriate scale and form of development at suitable locations in the Study Area to meet the social and economic needs of the Study Area.
- 2.3.1.7 The environmental assessments undertaken as part of this Study have identified areas of high ecological value within the study area providing important habitats for large proportions of Hong Kong's bird species. Conservation of these ecologically significant areas will provide the current and future residents with the opportunity to better understand the ecology of Hong Kong. The prevailing policies to protect ecologically sensitive areas include designation of Country Parks, special areas, restricted areas, sites of special scientific interests (SSSI) and conservation zonings. In addition, with the Nature Conservation Policy coming into effect, practicable measures such as management agreements (MA) with landowners and public-private partnership (PPP) are in place to enhance the conservation of ecologically important sites in private ownership. The fishponds/wetland in San Tin and Hoo Hok Wai within the Study Area fall within one of the twelve priority sites, the Deep Bay Wetland outside Ramsar Site, identified for enhanced conservation under the Nature Conservation Policy where both MA and PPP can be applied. Under the current arrangement of MA, non-governmental organizations (NGOs) may apply for funding from the Environment and Conservation Fund (ECF) for entering into management agreements with the landowners to enhance conservation of the sites concerned and jointly organize revenue-generating activities. With grants from the ECF, two MA pilot projects were launched in end 2005 at Fung Yuen and Long Valley. Results of these MA projects were found to be effective in increasing the numbers and diversity of birds as well as diversity of butterfly habitats. They were also effective in increasing in local villagers' awareness of conservation and enhancing NGO's experience and management on the conservation measures as well as sourcing alternative incomes. As a result, it

## 2 Overview of Key Comments

was worthwhile to continue the scheme. ECF supported and approved funds for these projects to be continued for another two years in early 2008. Under the PPP Pilot Scheme, development of an agreed scale will be allowed at the ecologically less sensitive portion of any of the 12 priority sites, provided that the project proponent undertakes to conserve and manage the rest of the site that is ecologically more sensitive on a long-term basis. In order to provide project proponents with the required flexibility, proposals involving non in-situ land exchange for development with full justifications may be considered, but they are subject to examination and approval by the Executive Council on a case-by-case basis. As an example, a proposal to develop a multi-cultural education retreat cum columbarium complex at the Sha Lo Tung has been approved previously. These measures may also be applied in the Study Area to offer initiatives of conserving ecologically sensitive sites subject to the availability of the ECF and the review of the implementation framework with regard to the evaluations of the pilot projects.

### 2.3.2 Conservation Proposals

#### Comments Received

- 2.3.2.1 A number of specific proposals to enhance conservation were received. This highlights the benefits of public engagement in generating new and innovative ideas, particularly for such an extensive area where a complete environmental understanding of the Study Area is difficult.
- 2.3.2.2 A group of commenters identified the lack of details regarding conservation of geological heritage. It was proposed to install interpretive signboards and geological displays or windows in Tai Shek Mo or Ma Tso Lung to display local geological features for public education purposes. Emphasis was also placed on limiting human disturbance and access to key sites of high landscape and ecological value within the Study Area, such as the Lin Ma Hang Lead Mines Site of Special Scientific Interest (SSSI) where bats are colonised. Ecological reviews of rare species of trees in Pak Kung Au, Sha Tau Kok, and Fung Shui wood in Muk Min Tau were suggested in order to update and verify their ecological status and importance.
- 2.3.2.3 A plan identifying noise sensitive wildlife areas was also suggested. This would assist in determining appropriate buffers to noise generators and other development including hiking and cycling facilities.
- 2.3.2.4 Other suggestions include:
- Ecological and Cultural Village (生態文化村)
  - Fishpond History, Culture and Ecological Centre (漁塘歷史文化生態館)
  - Wetland Forest (濕地森林)

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- Natural Education Centre (自然教育中心)
- Cows Home (流浪牛之家)
- Scheme for Scarecrows and Straws (稻草人及鹹水草計劃)
- Scheme for Water Villages (水鄉緣計劃)

#### Our Responses

- 2.3.2.5 Consideration will be given and further investigation will be conducted on the above proposals relating to the geological significance of the Study Area and the ecological sensitivity of Pak Kung Au, Sha Tau Kok and Muk Min Tau during the next stage of the Planning Study. In some cases, the suggestions have already been included or have now been integrated into further studies. For example, ecological reviews of trees as suggested have already been undertaken and some have already been included in the proposed Country Park at Robin's Nest. It is also agreed that certain measures to impose restrictions on human access to the Lin Ma Hang Lead Mines SSSI should be considered for safety and conservation reasons. As stated above, it is important to capture local knowledge and understanding of the Study Area which has been restricted access from the general public for such a long time.

### 2.3.3 Proposed Country Park/ Conservation Area/SSSI

#### Comments Received

- 2.3.3.1 Designation of Robin's Nest as a country park was generally supported as it could protect ecologically sensitive habitats, woodland, shrubland, grassland and abandoned agricultural fields with high landscape value. Several submissions recommended that the Lin Ma Hang Lead Mines SSSI and the Lin Ma Hang Stream SSSI should be included in the boundary of the proposed Country Park. Others suggested the proposed country park boundary should cover woodland or shrubland in the adjacent areas of the Closed Area to link up with Pat Sin Leng Country Park to the south. Despite the suggestion of inclusion of the Lin Ma Hang Stream SSSI in the proposed country park, some local residents considered that villages, private lands and lands reserved for small houses should not be included in the proposed country park. They emphasized that their private property rights should be respected.
- 2.3.3.2 There were concerns on whether the proposed Robin's Nest Country Park would be compatible with the North East New Territories (NENT) Landfill including its planned extension.



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- 2.3.3.3 Some suggested that ecologically sensitive habitats such as Fung Shui Woodlands, secondary forests, natural streams, freshwater marshes and grassland of ecological value e.g. grassed hills at Ma Tso Lung, should be designated as "Conservation Area" where development may only be allowed subject to the permission of the Town Planning Board and subject to the statutory requirements as stipulated under the Environmental Impact Assessment Ordinance (EIAO). It was also recommended that existing "Wetland Conservation Area" and "Wetland Buffer Area" boundaries in the Town Planning Board Guidelines No. 12B should be extended to link and cover those fishponds and wetlands within the Closed Area, in particular in Hoo Hok Wai area.
- 2.3.3.4 A "Green Belt" zone was suggested for shrubland, grassland and abandoned agricultural fields with high landscape value. Lin Ma Hang Lead Mines SSSI and Starling Inlet (including A Chau) were considered significant enough to impose access restrictions with proper measures in place to mitigate potential human disturbances.
- 2.3.3.5 Some suggested full protection of fishponds at Hoo Hok Wai and Ho Sheung Heung Egrettry with the appropriate designation of a buffer area. It was suggested that building height restrictions on developments at Lok Ma Chau (LMC) Loop should be employed to avoid habitat loss and disturbance of the fishponds. The zoning of "Other Specified Uses (Comprehensive Development and Wetland Enhancement Area)" ("OU(CDWEA)") in Mai Po and San Tin areas should be maintained to protect the proposed ecological links for the area. A revision of the existing "OU(CDWEA)" zone to achieve the planning objectives identified in the Study was also recommended. There was also a suggestion that the San Kwai Tin seasonal waterfall had landscape significance and should be protected from human disturbance.

### ***Our Responses***

- 2.3.3.6 The importance of Robin's Nest was recognized at an early stage in this Study. Dedication of the landscape area and secondary woodland adjacent to Robin's Nest as a Country Park will provide an effective means to conserve the area. At the same time the public can still gain access and enjoy the distinctive natural environment in the area. Special attention will continue to be given to environmental issues in the formulation of DDP. The boundary of the proposed Country Park at Robin Nest will be carefully examined in consultation with the Agriculture, Fisheries and Conservation Department.
- 2.3.3.7 In regard to the NENT Landfill, the areas to the east of the NENT Landfill and its extension are identified as having potential for designation as Country Park. The NENT Landfill Extension Environmental Impact Assessment (EIA) Report was approved in September 2007 under the EIAO and has addressed the environmental and ecological impacts identified during the EIA stage. The demarcation of the boundary of the potential Country Park at Robin's Nest will be subject to further refinement in the context of the Strategic Environmental Assessments and other relevant technical assessments, after taking into

## 2 Overview of Key Comments

- account relevant factors such as terrain, ecological significance, recreation value as well as the compatibility of proposed uses in and near the Robin's Nest area. The public will be invited to give views on the Country Park proposal before it is finalized.
- 2.3.3.8 Various suggestions on the appropriate zonings for the environmentally sensitive areas within the Study Area are noted. They will be carefully considered in the preparation of the DDP.
- 2.3.4 Ecological Links**
- Comments Received***
- 2.3.4.1 There were generally supportive comments on the proposed ecological links as a conservation measure to protect the indigenous habitats in the Study Area. Suggestions were made to enhance the links by maximizing the extent of the proposed Country Park at Robin's Nest, designating ecologically important sites as SSSIs, and allocating adequate resources for their active management.
- 2.3.4.2 There were suggestions to strengthen preservation by extending the "Wetland Conservation Area" and "Wetland Buffer Area" designations to link up the fishponds and wetlands at Hoo Hok Wai with those located to the west towards Deep Bay such as Mai Po. It was also necessary to identify all possible flight paths of the waterbirds to establish the extent of the ecological links. Some commenters were concerned that development of the LMC Loop would isolate the fishponds at Hoo Hok Wai from the rest of Deep Bay causing fragmentation of the fishpond habitats. It was suggested that such fragmentation might have a significant impact on large waterbirds and raptors, for instance, the wintering Great Spotted Eagles and Imperial Eagles.
- 2.3.4.3 Other suggestions included the formation of ecological links by connecting the woodland and shrubland areas in and around the proposed Robin's Nest Country Park with the surrounding ecologically sensitive areas such as the Pat Sin Leng Country Park and Wuntongshan National Forest Park in the Mainland. Several submissions also suggested that the Government should explore the feasibility of animal crossings underneath existing roads to allow wildlife movement between the proposed Robin's Nest Country Park and Pat Sin Leng Country Park.
- 2.3.4.4 Some suggestions on whether additional ecological links could be established at particular locations within the Study Area, such as a stream in Ma Tseuk Leng, were received. There were also requests for more information on how the ecological links proposed under the DCP would be implemented.



## 2 Overview of Key Comments

### ***Our Responses***

- 2.3.4.5 The ecological links are key features in the DCP and will be further developed in the course of the Study. The public comments on this aspect will be duly considered, as appropriate, in further developing the conceptual proposal.
- 2.3.4.6 The provision of wildlife crossings along Sha Tau Kok Road for facilitating wildlife movements between Robin's Nest and the Pat Sin Leng Country Parks is technically feasible and could be considered when opportunity for upgrading works of Sha Tau Kok Road arises in the future.

### **2.3.5 Hiking Trails/ Bicycle Routes**

#### ***Comments Received***

- 2.3.5.1 The proposed hiking trails and bicycle tracks were supported. Some suggested establishing a continuous hiking trail from the east to the west of the Study Area. There were also specific proposals on the routing of hiking trails and cycle tracks. Focal points and supporting facilities such as refreshment kiosks, local arts and crafts stalls, performance venues, etc. were also suggested. A small number requested a comprehensive study on the connectivity of the proposed bicycle routes. They suggested linking the focal points within the Study Area and its surrounding areas in New Territories by the proposed bicycle routes and/or hiking trails.
- 2.3.5.2 The need to address the safety and land use compatibility issues of the proposed bicycle routes was raised. There were also some concerns on whether the increase of human activities brought about by the bicycle routes would have any adverse effect on the ecologically sensitive areas. An evaluation of the impact of these activities was therefore considered necessary in finalizing a preferred route. Specific comments were made in relation to minimizing disturbance by increased visitors, and creating alternative alignments to discourage public access to certain parts of the ecologically sensitive areas.

#### ***Our Responses***

- 2.3.5.3 This concept of an environmentally friendly bicycle/hiking trail is being taken forward as part of the package of proposals in the Study. The consultant team is liaising with relevant government departments and experienced hikers to establish a preferred route that will not cause adverse impact to the ecologically sensitive areas and will allow the general public to better enjoy the countryside. Further investigations will be undertaken to verify the feasibility of the proposed east-west hiking trail that will link Deep Bay in the west to Starling Inlet in the east.

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- 2.3.5.4 The preliminary idea is to optimise the tourism and recreational potential of the Study Area by utilizing existing footpaths (established by local villagers) and roads for hiking trails without encroaching upon ecologically and environmentally sensitive areas. Some of the existing Border Road that will be released from the Closed Area when the new Closed Area boundary comes into effect have the potential for being used as bicycle routes without adversely affecting the ecologically sensitive areas. Further study would be conducted to explore the possibility of linking up these bicycle routes with the existing and proposed network of bicycle routes being developed in other parts of the North East New Territories.

- 2.3.5.5 The suggestions and concerns relating to hiking and bicycle routes raised by the public will be duly considered. More detailed proposals concerning a hiking and bicycle route will be outlined in the DDP for public discussion in the Stage 2 community engagement.

### **2.3.6 Protection of Agriculture Land/Fishpond/Wetlands**

#### ***Comments Received***

- 2.3.6.1 Many supported the rehabilitation of agricultural lands for farming as it would be effective in conserving the rural setting and the natural environment. However some cast doubts on the feasibility of rehabilitating fallow/abandoned farmlands due to the absence of supportive policy initiatives, keen competition from Mainland China and the high cost of farming in Hong Kong. They found it more practical to develop the fishpond/wetlands for other uses.
- 2.3.6.2 Some restated the practicality and benefits of public-private partnership to better conserve ecologically sensitive areas. This would permit low-density private residential/recreational development in less sensitive areas in exchange for committed long-term conservation and management of fishponds and wetlands within the Study Area.

#### ***Our Responses***

- 2.3.6.3 In recent years, public aspirations for higher quality of life and higher quality of (healthy and safe) food are rising. To make better use of the existing and abandoned farmlands, proposals are put forward to encourage horticulture and environmentally friendly farming. Currently, environmentally-friendly farming and organic farming are being promoted by both the public and private sectors. For instance, the Agriculture, Fisheries and Conservation Department (AFCD) provides comprehensive technical support to any farmers intending to set up environmentally friendly farming, particularly greenhouse and organic farms. It also assists in identifying suitable farmlands through matching interested farmers and landowners of farmland. In addition, the Vegetable Marketing Organisation (VMO) provides technical and marketing support including funds financing research and credit assistance to farmers. Moreover, a number of non-government organisations are active in promoting sustainable agricultural practices and support organic farming. Relevant seminars and activities are

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organized from time to time to promote public awareness of the benefits of health food. Such measures may offer assistance to interested farmers and landowners to identify potential farmland in the Study Area for rehabilitation or cultivate the existing farmland in a more environmentally friendly manner. The conservation of wet agriculture and the rehabilitation of fishponds could also benefit the preservation of wet farmland and fishponds which are considered to have high ecological value. Previous responses as stated in section 2.3.1.7 concerning fishponds/wetland are also relevant to this section.

### 2.3.7 Unauthorized Developments

#### *Comments Received*

- 2.3.7.1 Some submissions pointed out that the existing mechanisms on control of unauthorised developments were not effective in protecting the natural environment. There were concerns that opening up of the Closed Area might result in proliferation of land uses such as unauthorized open storage, open scrap yards and illegal dumping in the area. It was suggested that the risk of eco-vandalism such as illegal tree felling, unauthorized land filling and land excavation might also increase. Suggestions were made that these undesirable uses may eventually destroy the rural setting, affect environmental hygiene and human health. A more effective mechanism on control of unauthorized development together with a territorial-wide awareness-raising campaign were suggested.

#### *Our Responses*

- 2.3.7.2 Currently, access to the Closed Area is restricted from the general public. Compared to other areas in New Territories, it is subject to lesser pressure for unauthorized developments. The intention is to put the Study Area under statutory plan coverage when the new Closed Area boundary comes into effect such that it will be subject to enforcement control under the provisions of the Town Planning Ordinance (TPO). However, it is recognized that there are limitations in the existing development control mechanism under TPO in conserving and protecting ecologically sensitive areas. Whilst ecologically important areas can be designated as "Conservation Area" zones on town plans with a clearly stipulated planning intention, enforcement actions can only be taken when the unauthorized developments have already taken place and environmental damages have already been done.
- 2.3.7.3 To address the adverse impact resulting from unauthorized land filling, a statutory clause has been incorporated for "Agricultural" zones to help step up development control on land filling activities by requiring prior planning permission from Town Planning Board (TPB). Meanwhile, such land filling or dumping activities are also being regulated by various legislations under the respective authorities. Relevant Government departments will take appropriate co-ordinations depending on the circumstances of individual cases to help deal with the problems.

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### 2.4 Theme 2: Conserving Cultural Heritage Resources

#### 2.4.1 Overview

##### *Comments Received*

- 2.4.1.1 There was a general consensus to conserve the cultural heritage resources in the Study Area. In order to preserve the heritage features and increase their value for public enjoyment, some suggested applying for World Heritage Status for one or more of the villages, establishing a cultural heritage trail and publishing books on the history of the villages. A comprehensive heritage assessment covering building heritage, and also cultural and intangible heritage was also proposed. Increased access through improvement in the transport network was recommended to attract visitors if cultural tourism would be promoted.
- 2.4.1.2 Some recommended that a balance should be made between heritage conservation and any proposed developments or sustainable uses, such as adaptive reuse of disused schools. Concerns about the feasibility and impacts of housing holiday camps and retirement villages in these schools were also raised.

##### *Our Responses*

- 2.4.1.3 Cultural heritage conservation will remain one of the key themes of the Study. Relevant suggestions will be further consolidated in the subsequent planning stages. Cultural heritage impact assessment and transport impact assessment will be conducted as part of the technical assessments of the Study with appropriate measures and transport improvement measures introduced wherever necessary. An Intangible Heritage Unit under the Hong Kong Heritage Museum and an Intangible Cultural Heritage Advisory Committee have been set up to handle matters related to intangible heritage. The concept of the heritage trail linking key features within the Study Area is also being pursued through continuing investigations and proposals will be worked out in the next stage of the Study.
- 2.4.1.4 The consultant team is investigating four disused village schools at Ma Tso Lung, Muk Wu Nga Yiu, Lin Ma Hang and Tam Shui Hang. The conversion of existing disused village schools to holiday camps or retirement villages will be considered having regard to a series of factors including the local contexts, the village needs, the building conditions and the suitability of the proposed uses. In any event, such proposals are options for consideration and their actual implementation would be subject to individual circumstances and the prevailing market conditions. In terms of identifying the most appropriate use, further discussions may be held with local villagers and relevant organizations to obtain feedback and suggestions.

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### 2.4.2 “Point-Line-Surface” Approach

#### **Comments Received**

- 2.4.2.1 Some considered that the conservation of cultural heritage resources should extend from individual resources (“Points”). It was strongly recommended that cultural heritage clusters (“Surfaces”) should be created to form an overall setting of cultural heritage attractions. It was suggested that “surfaces” were not well protected under the prevailing heritage conservation policy, e.g. the traditional village setting of some indigenous villages including row houses, ancestral hall, study hall, Fung Shui wood/pool, farmland, etc.

#### **Our Responses**

- 2.4.2.2 Under the proposal to conserve the cultural heritage resources, a “Point-Line-Surface” approach is proposed to revitalise individual points of built heritage of cultural heritage attraction to develop lines (i.e. trail) to link up points within a cultural heritage cluster and extending lines to form a surface (i.e. an area) with several cultural heritage cluster. In some cases, the heritage significance of an item is greatly enhanced by the visual and built environment in which it is situated and this is acknowledged from the comments received. As suggested in the Digest, individual buildings or structures could be linked up by physical trails to form an integrated cultural heritage setting. To pursue further, cultural heritage impact assessments to assess the archaeological/heritage significances of the proposed areas will be conducted before consolidating the proposals at the next planning stage.

### 2.4.3 Implementation

#### **Comments Received**

- 2.4.3.1 Provision of incentives for preservation of building/structures with cultural/heritage value was supported in general. Some opined that no mechanism was proposed to offer realistic and funded initiatives on achieving conservation of privately owned culturally (or ecologically) valuable sites and thus details of implementing these initiatives should be provided.
- 2.4.3.2 Some suggested that appropriate and concrete measures should be identified to protect the property rights of privately-owned cultural heritage items. There were suggestions for appropriate compensation, if necessary, or incentive schemes to encourage and facilitate the conservation and revitalization of privately-owned historic buildings. Some suggested a review of the existing heritage conservation policy and considered the applicability of public-private-partnership and management agreements to assist in heritage conservation. Several suggested the use of incentives like financial aid to support the long-term maintenance works. It was considered that a government subsidy scheme would be needed especially at the beginning stage of tourist projects when substantial capital investment is required to upgrade the condition and integrity of a building.

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### **Our Responses**

- 2.4.3.3 The rights and interests of indigenous villagers as owners of historically important buildings are recognized, and will be respected and considered during the study process. A cultural heritage impact assessment will be conducted as part of the technical assessments of the Study to identify the impacts of the proposed developments on the sites of cultural heritage at the planning stage in order to avoid causing any negative effects. In fact, heritage features treasured by the local community, e.g. Hip Tin Temple and various ancestral halls, are well refurbished and maintained for uses deemed fit for the village neighbourhood.
- 2.4.3.4 In parallel with the subsidy scheme for non-governmental organizations to revitalize government-owned heritage sites, a new government grant scheme has recently been launched to invite applications for financial assistance to preserve and revitalize privately owned buildings/structures with heritage gradings. With the growing importance of heritage conservation to Hong Kong people, more funding from public/private organizations is anticipated to support heritage-related projects, not only including historic building and relics, but also intangible heritage such as traditional craftsmanship, rituals and “collective memory”. For example, the Jockey Club may provide funding to carry out renovation works on graded historic buildings and implement community education programmes on heritage conservation.
- 2.4.3.5 The current investigations into the hiking trail include linkages between individual heritage features to create a section of the trail with a heritage theme. The theme utilized as a tourist attraction may bring increased numbers of visitors to the area and boost the local economies. This could, to some degree, help to promote a sustainable solution for the long-term maintenance of the heritage features that are opened to visitors.

## 2.5 Theme 3: Promoting Sustainable Uses

### 2.5.1 **Extent of Development**

#### **Comments Received**

- 2.5.1.1 Diverse views were collected on the extent of development in the Closed Area. Although the key focus of submissions still followed the emphasis of conservation and preservation of the Study Area, there were a number of comments and suggestions relating to increasing the level of development, promoting local economies and adopting a people-oriented approach. Major views on the extent of development are summarized as follows:
- To take advantage of the strategic cross boundary location and abundant land resources by planning for more development within the Study Area;

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- To allow comprehensive development with public transport interchanges and commercial uses in the vicinity of main transport corridors, existing and proposed Boundary Crossing Points (BCPs), NDAs and areas directly interfacing with Shenzhen. They would serve as shopping centres for cross boundary users and “one-day” tourists from the Mainland;
- To support opportunities for logistics, open storage and port backup uses in the Study Area;
- To focus on the needs of local resident and eco-tourism promotion;
- To call for a balanced mix of conservation and development; and
- To minimize the footprints of developments and infrastructure as there is no actual need to develop residential, community or industrial facilities within the Study Area.

2.5.1.2 To pursue a well-balanced mix of conservation and development, many considered that the development intensity should be controlled in order to avoid adverse impact on the environment. Some suggested that future development in the Study Area should provide benefits to local residents and existing villagers in addition to providing benefits for the greater Hong Kong and cross-border users. Moreover, the suggested developments should be comprehensively planned taking due account of land use, environment and transport planning considerations.

### ***Our Responses***

2.5.1.3 In order to protect the high ecological and environmental value of the Study Area, suitable developments to capitalise on the strategic boundary location would be concentrated in selected areas such as the vicinity of major transport corridors, boundary control points, and their connecting roads, LMC Loop and the NDAs. The proposed developments within the Study Area will adhere to the principles of sustainable development, balancing environmental, social and economic needs of the community. There is no identifiable need for undertaking massive development in the Study Area in order to cater for our long-term development needs. Investigations are continuing in regard to identifying suitable locations for appropriate scale/form of development, if any, in future stages of this Study while it is agreed that any development should not result in any adverse impact to the environment.

2.5.1.4 Notwithstanding, rights of the indigenous villagers will be respected. Supporting facilities and proposals to improve and revitalise the local economy and enhancement of social well-beings of the local residents, including improvement to infrastructure facilities would be provided. Strategic Environmental Assessment (SEA) will be undertaken to guide selection of land use options that are environmentally acceptable. The development proposals will be detailed in the DDP for the Stage 2 community engagement by mid-2009.

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### ***2.5.2 Residential Development***

#### ***Comments Received***

2.5.2.1 Some submissions supported the proposal of low-density residential developments at Kong Nga Po while some raised concerns about its environmental impacts on the surrounding area. Some considered that Kong Nga Po was unfavourable for residential development due to traffic issues and its close proximity to the existing Sandy Ridge Cemeteries. Some suggested that Kong Nga Po should better be planned for natural conservation uses. Alternatively, suggestions were put forward that Ma Tso Lung, Kwu Tung, Lin Ma Hang and Ta Kwu Ling would be more suitable for residential development.

2.5.2.2 A relatively small number of submissions suggested that comprehensive development would be feasible in many parts of the Closed Area. For instance, San Tin for a new satellite town with high-rise buildings; Lok Ma Chau area for a “Finance City”; Sheung Shui for “International Trade Expo” or finance and logistic industry; Ma Tso Lung and 2/3 of Hoo Hok Wai wetland for comprehensive development with community services and the proposed Liantang/Heung Yuen Wai Boundary Control Point (BCP) for comprehensive development with facilities including a transport interchange, open space and commercial area. These proposed land uses were suggested to benefit the local area, stimulate local economy and increase local employment. Apart from the LMC Loop, land surrounding the Loop was also suggested for other uses that provide further support to the future development of the Loop.

### ***Our Responses***

2.5.2.3 Kong Nga Po has been proposed for low-density residential development as there are existing building platforms and access roads available without encroaching upon ecologically and environmentally sensitive areas. Further studies will be conducted to determine the nature and scale of development at Kong Nga Po and determine any environmental issues/impacts. The need for upgrading the existing road network and provision of other infrastructure facilities to improve the local environment will be further investigated in the Study. These matters will be detailed in the DDP.

2.5.2.4 Other Suggestions for further developments at the LMC Loop and NENT NDAs will be further examined in the respective studies regarding the development of LMC Loop and the NENT NDAs. For those development proposals falling within the Study Area, they would be considered accordingly subject to the SEA and relevant technical impact assessments. However, as suggested previously in this report, no development should be undertaken at the expense of causing adverse impact to the environment of the Study Area.

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### 2.5.3 Tourism Development

#### Comments Received

- 2.5.3.1 Positive comments and interesting suggestions were received regarding tourism development in the Closed Area. Tourism development would create economic activities in the local villages that help sustaining the village economies while preserving the unique environment.
- 2.5.3.2 Suggestions were made that the scale of eco-tourism development in the Study Area should have due regard to the carrying capacities of the environment and available transport facilities. Comments, which claimed that Lin Ma Hang Village and its surrounding, with its cultural heritage and ecological value, had potential to develop into a tourism hub. Ma Tseuk Leng Stream could also be developed into an eco-tourism activity node with hiking trail connecting the proposed Robin's Nest Country Park.
- 2.5.3.3 Nonetheless, others advised that tourism-related activities might affect the daily life of the villagers and the natural environment such as the increased noise and traffic flow. As a result, it was suggested that comprehensive measures should be included to reduce environmental impacts. Restriction of human access was also recommended to minimise impact. It was suggested that designating A Chau SSSI and Lin Ma Hang SSSI as restricted areas under the Wild Animal Protection Ordinance would be appropriate to restrict human access to these areas.
- 2.5.3.4 Meanwhile, some suggested that Sha Tau Kok had potential to attract local, Mainland and international tourists. Various proposals, such as making use of existing heritage features as attraction points, transforming Sha Tau Kok waterfront into a Seafood Street and opening Starling Inlet for artificial beach and a theme park were suggested. Other suggestions of tourism development in the Closed Area were:

To utilize existing villages for:

- Tourism centre (can also be established in Macintosh Forts)
- Tourism Town (in villages)
- Small exhibition centre
- Youth camp
- Cafes and shops
- Bed and Breakfast/ guesthouses

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To turn abandoned mines into:

- Heritage trails
- Mining museum

To create opportunities for eco and leisure tourism

- Bird watching
- Eco-friendly spa and resort
- Tourist Towns
- Resort villas
- Mini tours

- 2.5.3.5 Medical tourism was also suggested. It was proposed to establish medical centres that allow Mainlanders seeking medical treatment services in Hong Kong under a relaxed visa restriction with temporary stay provisions.

#### Our Responses

- 2.5.3.6 Sustainable tourism is seen as a viable option to facilitate appropriate access to the Study Area and create opportunities for existing villagers. Different hiking trails in the eastern part, central part and western part of the Study Area will be explored with an aim to allowing sustainable access to key heritage, cultural, environmental and visual features, which, as a result, would create opportunities for possible adaptive re-use of existing structures and provision of relative facilities. The trail may also create opportunities to revitalise the local economy with the provision of accommodation and food/gift shop facilities in existing villages. Cafes and shops may be operated on ground floor of village houses and the proposal of bed and breakfast/guesthouses may also be considered. Further consideration can be given to enhancing the existing mechanisms to facilitate this form of development. The reduction in the Closed Area will facilitate increased access to existing villages that have not been accessible to the general public previously. It is likely that this will generate increased access to the areas irrespective of the land use proposals. In this regard, the land use proposals promoted are low-intensity and aim to protect the integrity of all villages, while enhancing economic opportunities. The land use proposals also aim to manage and control access and it is also proposed to maintain vehicle access controls to minimise increased traffic to the Study Area.
- 2.5.3.7 The concept of an eco-lodge will also be pursued in the next stage of the Study and it may act as a place for bird watching and eco-tourism with some eco-friendly facilities such as spa and resort. A number of other suggestions from the comments received have been taken forward for further investigations,



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including adaptive reuse of disused schools for holiday/youth camps, small exhibition centre, centre of a tourism town, historic museum (guided/mini tours could be set up with these uses). The outcomes of these investigations will be detailed in the DDP.

- 2.5.3.8 For Lin Ma Hang Lead Mines, it is noted that many places in the mines are dangerous in terms of their structural stabilisation. If they are proposed to be the education site for public, a large amount of resources for geotechnical investigation and stabilisation works will be required for the sake of safety, which may destroy the original setting of the mines as a SSSI. Alternatively, the suggestions of designating it as restricted area and installation of a grill at the entrance of the mines would be considered. This could prevent people from entering the cave and being injured or causing disturbance to the bats. However, it would prevent the site from being turned into a museum, an education site or one of the destinations of the hiking trail.

### 2.5.4 Eco-Lodge

#### *Comments Received*

- 2.5.4.1 The concept of an eco-lodge in the western portion of the Closed Area at Ma Tso Lung received support from the public apart from some concerns on where it should be located. Its impacts to the natural environment should be carefully assessed and subject to technical assessments, comprehensive mitigation measures should be introduced wherever necessary. The development scale and intensity should also be carefully considered to minimise any possible environmental impacts and human disturbance to the ecologically sensitive areas.

#### *Our Responses*

- 2.5.4.2 The Study team is also considering the possible provision of an eco-lodge within the Study Area to serve as the place for bird-watching and eco-tourism activities. Eco-tourism is defined as “responsible travel to nature areas that conserves the environment and improves the well-being of local people” (International Eco-tourism Society (TIES), 2007). The eco-lodge is recognized as an industry label used to identify a nature-dependent tourist lodge that meets the philosophy and principles of eco-tourism, namely minimizing impact, building awareness and respect, providing financial benefits for conservation and local people and raising sensitivity. The eco-lodge concept will be developed in accordance with the world-leading best practice guidelines. Reference is being made to successful eco-lodge developments around the world in the further investigation on whether a site at Ma Tso Lung is suitable for such development. The intention is to integrate the development with the surrounding natural features, including fishponds/wetlands and rural landscape so that guests can appreciate the ecological context of the area. The DDP will set out the design intention, general development parameters and design guidelines for the eco-lodge. Eco-tourism and eco-lodges can also serve as a way for environmental restoration

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by putting in place an environmentally friendly use of the land, which can at the same time provide economic incentives to support conservation efforts.

### 2.5.5 Village Development

#### *Comments Received*

- 2.5.5.1 Some pointed out that recommendations of the planning study should respect the rights and interests of indigenous villagers. This is mainly related to reservation of sufficient land to meet the increased demand for Small House development as a result of the release of the Study Area from the Closed Area. Several submissions considered that some existing Green Belts should be used for village expansion areas to enable Small House development near existing village environs, rather than forcing Small House development to remote locations. Some urged the Government to be more flexible in granting planning permission for Small House development. There was anticipation for a new zoning (planning) policy or a more pro-active proposal for village development.
- 2.5.5.2 There were also suggestions to revitalize the existing villages by encouraging small-scale commercial activities and providing supporting facilities such as roads and recreation space to foster the local economy. Comments on provision of adequate supporting facilities, such as infrastructure, retail, and shopping facilities have also been raised. Disused schools were seen as an opportunity space.
- 2.5.5.3 There were also opposing views on expansion of village developments. It was suggested that the rural characteristics should be maintained and therefore the development intensity in the village should be strictly controlled. Some also commented that village development would conflict with areas of ecological value, and appropriate ecological mitigation measures would be necessary.

#### *Our Responses*

- 2.5.5.4 In accordance with the prevailing Small House Policy, rights of the indigenous villagers will be respected and sufficient land would be reserved for such development in formulating the land use proposals for the area to be released from the Closed Area. Besides, it is intended to concentrate village type development within the “Village Type Development” (“V”) zone for a more orderly development pattern, efficient use of land and provision of infrastructure and services. The DDP will provide adequate areas based on small house demand and the surrounding topographical and environmental features. Development intensity will be maintained in accordance with the existing “V” zone which primarily provides for small house development.
- 2.5.5.5 In terms of identifying opportunities for retail uses, under the existing mechanism, selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House while other commercial,

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community and recreational uses may be permitted on application to the TPB. Notwithstanding the above, it has already been discussed that some village houses may have the potential to be utilized for shops/cafes or bed & breakfast accommodations. Considering the likely increase in visitors through the provision of recreational facilities such as the hiking trail, this form of use may be increasingly viable. The consultant team is investigating options to promote continuity in the provision of such uses (or tourist themes) so that planned tourist areas can be established. This will promote sustained use and attract national and international visitors.

### 2.5.6 Property Rights

#### Comments Received

- 2.5.6.1 Indigenous villagers raised concerns that imposition of different planning controls will hinder their indigenous rights to build Small House and affect the permitted burial grounds for them. They suggested that compensation in the form of land exchange or transfer of development rights should be considered and consultation/consent with respective rural committees and local villages were necessary before finalising any planning proposals that might affect the local communities. There were also concerns that uses such as factories, warehouses and open storage should not be proposed in areas adjacent to local villages as they would affect both the living environment and land values.
- 2.5.6.2 On the other hand, other submissions claimed that a balance should be struck between the interests of the wider community and local villages and any designation of land for village development should avoid affecting the surrounding environmentally and ecologically sensitive areas.

#### Our Responses

- 2.5.6.3 As pointed out above, the rights of the indigenous villagers will be respected, and sufficient land would be reserved for village development in formulating the land use proposals for the area to be released from the FCA. In general, the boundaries of the “V” zone would be drawn up having regard to the existing village “environs”, outstanding small house demands, topography and site constraints. Areas of difficult terrain, dense vegetation, stream courses and burial grounds would be avoided. As such, the rights and interests of indigenous villagers will be respected and orderly village expansion in line with the existing village setting and the Small House Policy would be followed. Above all, on-going consultation with and opinions from relevant stakeholders, including local communities and villages, would be sought to establish a sound communication with a view to striking a proper balance between conservation and developments for the area.

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### 2.5.7 Sustainable Development Corridor

#### Comments Received

- 2.5.7.1 The idea of a “Sustainable Development Corridor” along LMC and its surrounding areas was generally supported. It was agreed that such a corridor should be concentrated in the vicinity of major transport corridors, boundary control points, NDAs and areas directly interfacing with the Shenzhen/Futian CBD.
- 2.5.7.2 Other than LMC, some local communities suggested that the surrounding areas of San Tin should be included into this “Sustainable Development Corridor”. They also proposed to apply the concept of “Sustainable Development Corridor” in other locations (for instance, Fanling East), in order to achieve better integration of cross-boundary activities and local development.

#### Our Responses

- 2.5.7.3 Recognising that vast areas of the study area remain undisturbed and are ecologically and environmentally sensitive, suitable developments to capitalise the strategic boundary location could be located in areas in the vicinity of boundary control points and their connecting road network, the LMC Loop and the NDAs. The proposed Sustainable Development Corridor, as an example, has potential to support the future development of the LMC Loop. Given the initial direction for development of higher education in LMC Loop with high-tech research and development and creative industries incorporated, favourable consideration may be given to compatible uses in the Corridor that are in line with the planning intention and sensitive to local environmental constraints.

### 2.5.8 Other Land Use Suggestions

#### Comments Received

- 2.5.8.1 Some local communities recommended the provision of land for high value-added/hi-tech production activities and tertiary education facilities in the Study Area. Other land use suggestions included:
- Convention and Exhibition Centre
  - Entertainment Centre: Shopping Centres, Dining, Recreation and Sports
  - Riverfront Entertainment Area for retail, dining, culture, art, recreation and sports
  - Logistic Centre, Port Back-up Facilities
  - Creative Industry: Movie Industry/ Filming Venues



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- Residential, Commercial and Business Developments
- Tertiary Education Village, Research Centre
- International School
- Science Park
- Community Facilities, e.g. Hospital, Clinic and Swimming Pool
- National/ Territorial Stadium

### ***Our Responses***

- 2.5.8.2 It is acknowledged that some of the suggested uses are required to meet the long-term needs and growth of Hong Kong. However, a number of them have already been identified for further studies in other areas where the strategic and environmental settings are more suitable for such uses. For example, given its proximity to Shenzhen Futian District and the recommendation drawn from the Study on “Hong Kong 2030 : Planning Vision and Strategy” completed in October 2007, it is perceived that the LMC Loop offers excellent development potential that will mutually benefit the two cities. Public views engagement exercise was carried out in 2008 to collect public and experts’ views on the future development of the Loop in the two cities in order to provide a basis for the comprehensive study to be commissioned later. Also, to implement NDAs to meet the needs of the population in the longer term, a study on the “Three-in-One” NDA scheme at Kwu Tung North, Fanling was also commenced. Hence, these studies might identify a number of the suggested uses taking all site characteristics and other relevant information and assessments into account.
- 2.5.8.3 For the Study Area, since vast areas of the study area remain undisturbed and are ecologically and environmentally sensitive, suitable developments are hence recommended to be concentrated in selected areas in the vicinity of BCPs, and their connecting roads, the LMC Loop and the NDAs. Nevertheless, appropriate scale/form of development at suitable locations would be identified in the Study Area, with due regard to the natural environment of the area.

### **2.5.9 Transport and Traffic Arrangement**

#### ***Comments Received***

- 2.5.9.1 A majority of comments from local villagers demanded improvements to local roads and public transport. Some opined that the Government should only improve the existing roads but not build extensive new roads. Other comments opposed to widen and increase access roads to villages so as to protect the environment within the Closed Area. Specific road proposals have also been received to upgrade Lin Ma Hang Road to two-way traffic or extend a new two-way road to Lin Ma Hang Village.

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- 2.5.9.2 Some recommended that Closed Road Restrictions, similar to those currently in force in South Lantau, should be maintained for the road network inside the existing Closed Area. Sustainable modes of transportation such as an environmental-friendly elevated light rail system to link up Hong Kong and Shenzhen as well as ‘park and ride’ facilities to encourage the use of public transport for access to the Study Area were also suggested.
- 2.5.9.3 Submissions were made that the scale of the proposed Liantang/Heung Yuen Wai (**LT/HYW**) BCP should be compatible with its surrounding and its footprint should be minimised in order to avoid habitat loss and fragmentation. Recommendations were also made to give due consideration to the heritage conservation resources in nearby Tsung Yuen Ha. Other comments outlined that the proposed BCP should minimize its potential ecological and landscape impacts and should not cause unacceptable environmental damage.

### ***Our Responses***

- 2.5.9.4 In terms of the local traffic, the road network servicing the Study Area has limited capacity. In view of the likely increase in traffic, consideration will be given to upgrade existing substandard roads. Having regard to the proposed/planned land uses, it may also be necessary to consider suitable traffic management measures, such as including close road restrictions, to ensure that there would not be any adverse traffic impact within the Study Area. Preliminary environmental and technical assessments have been conducted on the conceptual proposals, including the possibility and opportunity of upgrading existing access roads or constructing new ones to improve the area. Detailed design of these road improvement proposals would be prepared in the next stage of the study. Also, relevant details on the transport and traffic impacts on the transport infrastructure/networks and the transport facilities would be explored and assessed in the technical assessments.
- 2.5.9.5 Locations of the major planned railway and roads, including the proposed (**LT/HYW**) BCP and associated connecting roads, are indicated in the DCP. This enables the public to have a good understanding of the future transport infrastructure. The proposed BCP is subject to a separate planning study. The public comments and concerns on the design of LT/HYW BCP would be duly taken into account in its further feasibility study.

### **2.5.10 Infrastructural Provisions**

#### ***Comments Received***

- 2.5.10.1 With the anticipated increase of visitors to the Study Area after its release from the FCA, many comments called for improvement of infrastructure such as roads, sewage, drainage, supporting facilities and services, etc. There was also a need to provide mitigation measures against flooding in the Study Area.

## 2 Overview of Key Comments

### *Our Responses*

- 2.5.10.2 The responses in relation to road and transport issues are discussed above. The Study would also consider improvements to other infrastructure, including drainage, flood mitigation and sewage facilities. The DDP will be supported by technical assessments addressing these matters.

## 2.6 Draft Concept Plan

### 2.6.1 *The Role of the Closed Area*

#### *Comments Received*

- 2.6.1.1 There was a general consensus in the community to formulate a land use framework to guide conservation of the Closed Area. Many considered that the Closed Area was unique in view of its history, pristine rural setting as well as well-preserved heritage elements that should be conserved. They preferred the Closed Area to sustain its unique characteristics rather than become another generic New Town.
- 2.6.1.2 Some envisaged the Closed Area as Hong Kong and Shenzhen's "Central Park". A majority of comments supported the conceptual idea of the Closed Area being a "Green Buffer" between Hong Kong and Shenzhen. They believed that it would protect areas of high ecological and landscape value and enhance the living quality in Northern District and Hong Kong as a whole. In addition, it was quoted in some submissions that the Closed Area was not identified as new development area in the Hong Kong 2030 Study. There were considerable areas of serviced land, zoned and intended for development available in Tin Shui Wai and Lantau Island. There was no reason to develop the Closed Area to meet our strategic development needs. The release of the Closed Area should not result in degradation to the environment and deterioration of traffic condition in the study area.
- 2.6.1.3 On the other hand, a few comments from local communities suggested the "Green Buffer" concept would prohibit development in the Study Area completely. Some suggested that the Closed Area could be promoted as a financial hub with business and retail functions, including supporting quality housing development. Besides, the release of the Closed Area should play an important role in the territory and should provide the catalysts to revitalize the rural areas and enhance the living quality of local residents. Some also opined that the role of the Closed Area should be well defined with a clear industry policy to help strengthen the strategic position of Hong Kong and achieve stronger economic status in the region.
- 2.6.1.4 Some considered that there was a lack of details on the implementation of the DCP. They argued that it lacked a long-term and holistic vision. Furthermore, there was no concrete development scheme proposed and the only proposal was to impose restrictions on land uses. They thought that the DCP was

## 2 Overview of Key Comments

inadequately substantiated with insufficient assessment on technical problems and constraints.

### *Our Responses*

- 2.6.1.5 The Stage 1 Community Engagement exercise has revealed that the community is inspired to seek further refinements of the DCP. The vision statement proposed in the Community Engagement Digest was generally well received. The three themes translated from the vision statement are in-principle supported by the public. Whilst there is a general consensus to strengthen nature conservation and conserve cultural heritage resources, due regard will be given to concerns on protection of private property rights, provision of effective implementation mechanism and incorporation of more sustainable uses on the DDP in the next stage.
- 2.6.1.6 As pointed out above, to meet the long-term needs and growth of Hong Kong, other areas where the strategic and environmental settings are more suitable for residential, commercial, business and other related uses would be identified for such purposes. Vast areas of the Study Area remain undisturbed and are ecologically and environmentally sensitive, suitable developments to capitalise on the strategic boundary location could hence be concentrated in selected areas such as the vicinity of boundary control points, and along their connecting roads, the LMC Loop and the NDA. Nevertheless, appropriate scale/form of appropriate developments at suitable locations in the Study Area would also be identified in the next stage, with due regard to the environment of the area and subject to the SEA and relevant technical impact assessments.
- 2.6.1.7 The purpose of the DCP is to reflect the community vision for this strategically located areas, and to seek public consent on the vision proposed for the area at this stage of community engagement. However, the DCP only displayed initial thoughts and by nature, did not include detailed implementation mechanisms. More detailed technical assessments and investigations will be completed during the formulation of DDP. A SEA will be undertaken in parallel to provide findings/recommendations to guide the formulation and implementation of an environmentally acceptable planning framework of the Study Area.
- ### 2.6.2 *Interface with Shenzhen*
- #### *Comments Received*
- 2.6.2.1 There were general concerns in the community on the interface and connectivity issues with Shenzhen and they urged for plans that could bring mutual benefits to Hong Kong and Shenzhen. Several submissions expressed that there was a lack of long-term development direction, international vision and integration between Hong Kong and Shenzhen. Many urged for improvement of local transport and pedestrian linkages to Shenzhen in the Study Area. Some opined that the highly urbanized environments in Shenzhen should be taken into account to pursue development and revitalization of the Study Area. Some

## 2 Overview of Key Comments

comments opined that the Pan-Pearl River Delta Co-operation, 11<sup>th</sup> Five-Year Plan, and Shenzhen Comprehensive Plan provided the strategic context of the Study and should be taken into account by the study team.

2.6.2.2 There are also a few comments that the Study Area, or a part of it, can be transformed into a:

- Hong Kong-Shenzhen (“**HK-S**”) megalopolis,
- Hong Kong-Shenzhen Border Development (“**HK-SBD**”) Zone,
- Special Economic Development (“**SED**”) Zone, or
- cross-boundary integrated technology zone or park

2.6.2.3 To capitalize the cross boundary location between Hong Kong and Shenzhen, there was a proposal for relaxation of the border-crossing restrictions and allow residents from Mainland China to enter the development zone without a visa. It was argued that Hong Kong could therefore import more labour talent from the Mainland by encouraging China residents to work and study in the HK-SBD/ SED Zone. They suggested that Hong Kong may also benefit from more job opportunities in the Northern District.

2.6.2.4 A few comments opined that cooperation between the two Governments was inevitable to facilitate a more appropriate city planning and land use allocation. It was further suggested that various public bodies and organizations should be involved during the process.

### ***Our Responses***

2.6.2.5 Since there is a need to strengthen the partnership with Shenzhen, particularly on the front of the development of boundary areas for long term mutual benefits, a high-level working group with the Shenzhen Municipal Government to co-ordinate and oversee different cross boundary development projects was established. For instance, Hong Kong has been working with the Shenzhen authorities to tap the land resources of the LMC Loop to meet future development needs and consolidate the strategic position of Hong Kong and Shenzhen in the Pan-Pearl River Delta region and on the basis of mutual benefit to both Hong Kong and Shenzhen. Following the public engagement exercise to collect the community views on how the Loop should be developed, a comprehensive planning and engineering study will be jointly undertaken by the Hong Kong and Shenzhen Governments in the next stage to formulate, inter alia, development plans for the Loop and make recommendations on the necessary transport and engineering infrastructure. Apart from the LMC Loop, the proposed LT/HYW BCP, which exemplified another joint-investigation by the 2 cities, was also commenced in 2007 with its aim to explore the need, function and benefits of a new BCP in LT/HYW from a strategic perspective and would likely affect this Study Area.

## 2 Overview of Key Comments

2.6.2.6 Recognizing that the Study Area is located immediately adjacent to the highly urbanised Shenzhen commercial and business areas whilst majority of it remains undisturbed and is ecologically and environmentally sensitive, this should not necessarily result in duplicating the development form of Shenzhen to Hong Kong. Hence, suitable developments to capitalise on the strategic boundary locations could be concentrated in selected areas such as vicinity of boundary control points, the connecting roads, the LMC Loop and the NDA at Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling. The Shenzhen Authority has earlier been briefed on the Study and the intent to preserve and protect the environmental value of the Study Area. This approach can have mutual benefits for both Hong Kong and Shenzhen in terms of creating more liveable areas and promoting environmental sustainability.

### ***2.6.3 Review the Coverage of the Closed Area***

#### ***Comments Received***

2.6.3.1 A few submissions argued that Sha Tau Kok Town and Sha Tsui Village should be opened up as most of people living within the Closed Area are currently within Sha Tau Kok town proper and they would still be subject to the CAP for accessing the areas even after the review of the Closed Area coverage.

#### ***Our Responses***

2.6.3.2 The designated Study Area includes lands to be released from the Closed Area as announced by the Security Bureau. Relevant Bureaux/Departments will continue discussing with the local community on options of opening up the Sha Tau Kok town to facilitate the development of eco-tourism in the area.

### ***2.6.4 Institutional and Implementation Mechanisms***

#### ***Comments Received***

2.6.4.1 Some comments doubted whether the DCP would be feasible for implementation. Calls were made to maintain a dedicated control and management system during the opening of the Closed Area to protect it from “rural blight” and eco-vandalism. A ‘Border Area Development Bureau’ was proposed to monitor the implementation and management of land uses as well as provide a one-stop platform for villagers to encourage local development. This Bureau could also prevent unnecessary environmental destruction from the lack of communication between different construction projects.

2.6.4.2 It was also recommended that different departments and bureaux should cooperate between each other in the planning and implementation of proposals. The Government should be responsible for formulating suitable policies to protect the environment against profit-driven developments.

## 2 Overview of Key Comments

### ***Our Responses***

- 2.6.4.3 The objective of this study is to formulate a land use planning framework to guide the conservation and development of the area to be released from the existing Closed Area. Based on the framework, statutory plans would be prepared to ensure that the study area would be subject to statutory planning control before it is released from the existing Closed Area. Various bureaux and departments are taking part in the planning process. They will be involved in the formulation of specific proposals and implementation process, as appropriate. Nevertheless, it is necessary to have the public support in the implementation of the various study proposals. Issues related to the implementation of the proposals relating to nature conservation, preservation of cultural heritage resources and rehabilitation of agricultural land, have been discussed and responded to in previous paragraphs and will be further examined in the next stage of the study.

### **2.7 Others**

#### **2.7.1 Planning Approach and Scope**

##### ***Comments Received***

- 2.7.1.1 Many submissions stressed the importance of people-oriented planning for the Study. They preferred the planning process to respond to the aspirations of the residents of the Study Area and to promote their general well-beings. Some identified the opportunity and potential of the Study Area to achieve sustainable development and high-quality living in the long term. Nonetheless, it was pointed out that urbanised development was not the only way to secure a high-quality living environment. Others suggested that a spatial planning approach should take into account other land use proposals and other relevant studies adjoining the Study Area.

##### ***Our Responses***

- 2.7.1.2 The importance of the people-oriented and holistic planning approach is fully recognized. An integrated planning approach which balances land use planning with social objectives is adopted with a view to strive for the more balanced outcomes for this Study. This includes both people-oriented and spatial planning. A people-orientated planning approach places greater emphasis on better social outcomes, including the preservation of social, cultural and environmental resources. A spatial planning approach which takes into consideration the land use patterns within Hong Kong and Shenzhen provides a planning framework for the Closed Area and promote better integration with surrounding areas.

## 2 Overview of Key Comments

### **2.7.2 Study Interfaces**

##### ***Comments Received***

- 2.7.2.1 A few submissions identified the need for an integrated approach in the planning and development of the LMC Loop, LT/HYW BCP and associated roads, three NDAs of Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling and the Closed Area.

##### ***Our Responses***

- 2.7.2.2 As pointed out above, this Study will continue to give due consideration of on-going and future studies (including the LMC Loop, LT/HYW BCP and associated roads, and the three NDAs at Fanling North, Kwu Tung North and Ping Che/Ta Ku Ling) and a prudent approach will be adopted to integrate relevant findings of these studies to deliver complimentary land use proposals.

### **2.7.3 Community Engagement**

##### ***Comments Received***

- 2.7.3.1 The approach to conduct community engagement at the beginning of the planning process was supported by the community. Since the Study Area involves a large area of land, many submissions considered it necessary to adopt a pro-active approach to consult and involve the public extensively throughout the planning process. Besides, some comment for more background information on the Study Area to be made available and design competition could be considered as one of the engagement activities.

##### ***Our Responses***

- 2.7.3.2 Community engagement is critical in any major planning project or land use planning study and should be undertaken systematically at relevant stages of the study process. A two-stage community engagement programme has been adopted in the current study with a view to building public consensus on the study proposals. A proactive approach has also been adopted to engage the public throughout the study process through an open and informed process, which aims to promote public's ownership of the outcome of the Study.
- 2.7.3.3 To facilitate public discussion on the DCP, apart from the video illustrating the existing conditions of the study area produced to enable participants in the Stage 1 Community Engagement to have a better appreciation on the development constraints and opportunity, executive summaries of the working papers in both English and Chinese, including the baseline, land use review and identification of key issues; DCP; SEA baseline report and SEA Evaluation of Concept Report have been uploaded onto the website for easy reference.

## 2 Overview of Key Comments

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- 2.7.3.4 The purpose of the Stage 1 community engagement is to focus on whether the DCP are broadly in line with the community's aspirations for this strategically located areas. Based on the public comments received, the proposals in the DCP would be further refined and developed. Open design competition for individual components of the Development Plan (e.g. design of the Eco-lodge or adaptive use proposals for disused schools) could be considered at the implementation stage of these projects.



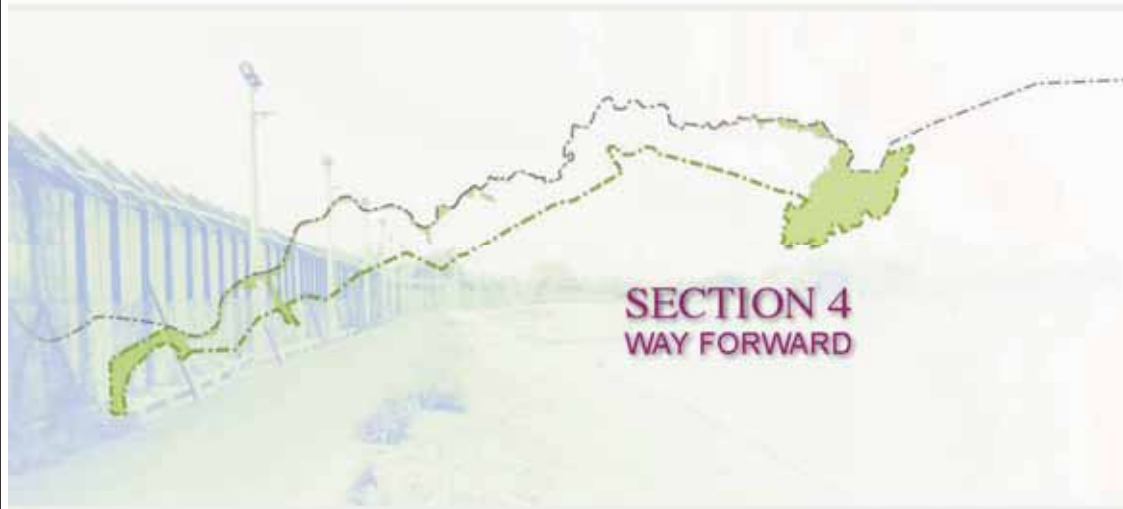
### 3 Community Engagement Review

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#### 3.1 **Community Engagement Review**

- 3.1.1 The Stage 1 Community Engagement for the Study has successfully solicited public views and suggestions on the DCP. Approximately 70 written submissions were received. Most comments displayed a genuine understanding of the Study and its associated issues. A diverse range of professional bodies, village organizations, various stakeholders and members of the public made submissions providing a broad spectrum of views which will assist in focusing on issues that require our attention in the next stage of the Study.
- 3.1.2 After analyzing the comments made during the community engagement period, the public aspirations on key issues arising from the Study can broadly be summarised as follows:-
- support the vision of the Study and the key themes of environmental conservation, preservation of cultural heritage and provision of sustainable uses;
  - appreciate the strategic value in retaining the Study Area for environmental purposes and allowing other strategic areas to accommodate urban expansion; and
  - demand more sustainable development options within the Study Area and the relevant implementation mechanism for the proposals
- 3.1.3 The success of the community engagement process is largely dependent on the will and interest displayed by those members who attended information briefings and provided detailed comments. It is encouraging to get critical feedback that highlights public support, objection and alternative suggestions to formulate a better planning outcome. Some specific matters have been taken on board by the Study Team in continuing the Study. In this regard, we look forward to further comments during the Stage 2 community engagement.





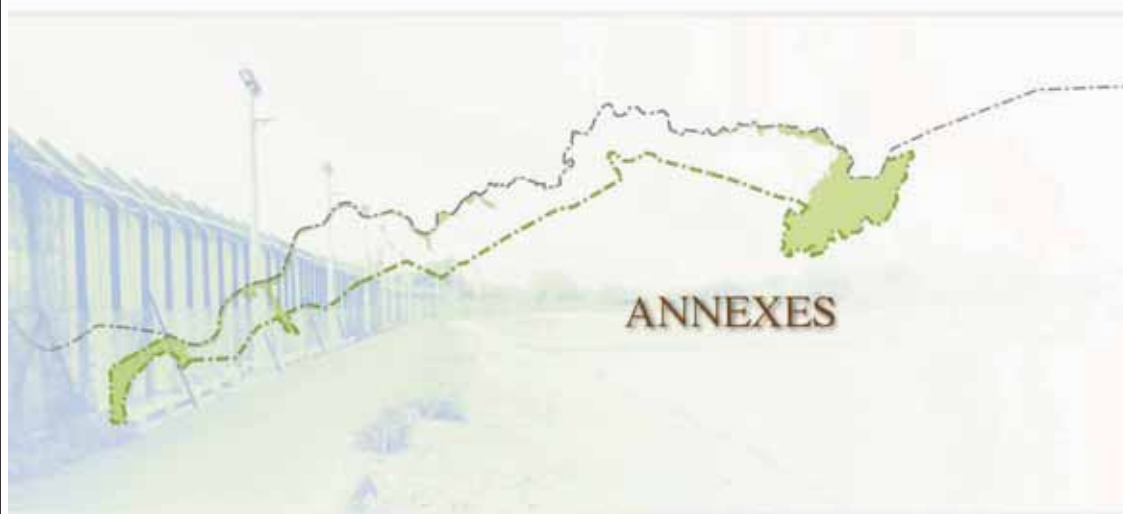


## 4 Way Forward

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### 4.1 Way Forward

- 4.1.1 The issues raised during the Stage 1 Community Engagement program have been given thorough consideration and will be taken forward for further study. Suggestions raised will be taken on board where appropriate with the view to obtaining a more balanced outcome that is generally in accordance with the majority of public opinions.
- 4.1.2 The next phase of the Study is to formulate a DDP for the Closed Area taking into account the public comments, proposals received and relevant technical considerations. The Study Team has now commenced technical investigations and will rationalise land use concepts to develop the DDP for the Stage 2 community engagement.



## Annex I: List of the Public Engagement Activities During the Stage 1 Community Engagement

The following activities and events have been undertaken in the Stage 1 Community Engagement:

Activities	Date (D/M/Y)
<b>Publicity Activities:</b>	
Conduct Background Briefing for Media	13/05/2008
Publish Stage 1 Community Engagement Digest and Information Pamphlets	/
Send Invitation Letters and Posters Widely	/
Conduct Three Public Forums with Exhibitions, Presentations and "Q&A" Sessions	/
Setup Study Website	/
<b>Public Events – Public Forums:</b>	
Public Forum 1 (Fanling, New Territories)	21/06/2008
Public Forum 2 (San Tin, New Territories)	05/07/2008
Public Forum 3 (Hung Hom, Kowloon)	12/07/2008
<b>Engagement Meetings/Briefings:</b>	
Town Planning Board	16/05/2008
Legislative Council (Panel on Development)	27/05/2008
Heung Yee Kuk New Territories	29/05/2008
Hong Kong Institute of Planners	03/06/2008
North District Council	05/06/2008
San Tin Rural Committee	06/06/2008
Advisory Council on Environment	18/06/2008
Sheung Shui Rural Committee	19/06/2008
Shenzhen Municipal Government	20/06/2008
Staff and Students from University of Amsterdam	24/06/2008
Yuen Long District Council	26/06/2008
Lin Ma Hang Village	29/06/2008
Ta Kwu Ling Rural Committee	30/06/2008
Sha Tau Kok Rural Committee	11/07/2008
Hong Kong Institute of Architects	14/07/2008
Planning Sub-committee of Land and Building Advisory Committee	15/07/2008
Green Groups	29/07/2008
Country Parks Committee	05/08/2008
Young Executive Committee, Chiu Chow Chamber of Committee	07/08/2008

## Annex II: A list of the Moderators, Panel Members, Registered Speakers and Floor Speakers for the three Public Forums

### Public Forum 1

Role	Name	Organization/ Background
Moderator	Mr. A. Donald YAP, JP	Vice-Chairman, Rural and New Town Planning Committee
Panel Member	Mr. SO Sai-chi, BBS,MH,	Chairman, North District Council
Panel Member	Mr. Stephen M.W.YIP, JP	Vice-President, Hong Kong Institute of Surveyors
Panel Member	Ms. Betty S.F. HO	Chairman, Conservancy Association
Registered Speaker 1	Mr. K.L. Hau*	North District Council
Registered Speaker 2	Mr. C.K. Hau*	Sheung Shui Rural Committee
Registered Speaker 3	Mr. C.Y. Lo*	Sheung Shui Rural Committee
Registered Speaker 4	Mr. Y.O. Tsang*	Sha Tau Kok Chamber of Commerce
Registered Speaker 5	Ms. S.L. Cheng*	Kwu Tung Resident
Registered Speaker 6	Mr. Y.L. Leung*	Ta Kwu Ling Rural Committee
Registered Speaker 7	Mr. W.C. Yip*	Lin Ma Hang Village Representative
Floor Speaker	Mr. S. Ho	Hong Kong Institute of Architects
Floor Speaker	Mr. S.F. Lee*	World Wide Fund for Nature
Floor Speaker	Ms. Kan*	Ma Tso Lung Resident
Floor Speaker	Anonymous	Former Village Representative of Sha Tau Kok Village
Floor Speaker	Mr. Choi*	Village Resident
Floor Speaker	Mr. Y.S. Cheung*	Luen Woo Chamber of Commerce
Floor Speaker	Mr. K.K. Lau*	Indigenous Resident and Fung Shui Master of Lin Ma Hang Village

Note:

\* Translation of Chinese Name

## Annex II: A list of the Moderators, Panel Members, Registered Speakers and Floor Speakers for the three Public Forums

### Public Forum 2

Role	Name	Organization/ Background
Moderator	Mr. LEUNG Kong-yui, BBS, JP	Town Planning Board Member
Panel Member	Mr. MAN Fu-wan	Chairman, San Tin Rural Committee
Panel Member	Dr. Alan LEUNG	Senior Conservation Officer, World Wide Fund of Hong Kong
Panel Member	Dr. TANG Bo-sin	Associate Professor, Department of Building and Real Estate, The Hong Kong Polytechnic University
Panel Member	Mr. Tony T.N. CHAN	Fellow Member of Hong Kong Institute of Surveyors
Registered Speaker 1	Mr. K.T. Man*	San Tin Rural Committee Yan Sau Wai Representative
Registered Speaker 2	Mr. C.H. Man*	San Tin Rural Committee
Registered Speaker 3	Mr. K.F. Cheung*	San Tin Rural Committee
Registered Speaker 4	Mr. K.M. Cheung*	San Tin Rural Committee
Registered Speaker 5	Mr. W.K. Wong*	Lok Ma Chau China-Hong Kong Freight Association
Registered Speaker 6	Mr. H.T. Lo	Tin Shui Wai Resident
Floor Speaker	Mr. K.W. Chan*	San Tin Resident
Floor Speaker	Mr. Wong*	Hong Kong Resident
Floor Speaker	Mr. L.S. Man*	Yuen Long District Council
Floor Speaker	Mr. K.H. Cham*	Yuen Long District Council
Floor Speaker	Anonymous	Lok Ma Chau Ha Wan Village Resident
Floor Speaker	Anonymous	Closed Area Resident
Floor Speaker	Mr. C.S. Man*	San Tin Rural Committee
Floor Speaker	Mr. P.T. Cheung*	Lok Ma Chau Village Resident
Floor Speaker	Anonymous	San Tin Pok Wai Village Resident
Floor Speaker	Mr. Y.S. Cheung*	Hong Kong-Shenzhen Boundary District Development Concern Group
Floor Speaker	Anonymous	Village Resident
Floor Speaker	Anonymous	Lok Ma Chau Ha Wan Village Resident

Note:

\* Translation of Chinese Name

## Annex II: A list of the Moderators, Panel Members, Registered Speakers and Floor Speakers for the three Public Forums

### Public Forum 3

Role	Name	Organization/ Background
Moderator	Hon. Patrick LAU Sau-shing, SBS, JP	Legislative Councillor
Panel Member	Mr. Stephen M.W. YIP, JP	Vice-President, Hong Kong Institute of Surveyors
Panel Member	Dr. NG Cho-nam, BBS	Associate Professor, Department of Geography, University of Hong Kong
Panel Member	Mr. WONG Kam-sing	Chairman, HKIA Board of Local Affairs
Panel Member	Mr. Kim CHAN	Vice President, Hong Kong Institute of Planners
Registered Speaker 1	Ms. K.S. Fong*	Sai Kung District Council
Registered Speaker 2	Ms. P.H. Ho	Northern District Resident
Registered Speaker 3	Ms. C.W. Chow*	Indigenous Villager
Floor Speaker	Mr. K.K. Manuel*	Hong Kong City University
Floor Speaker	Mr. Chan*	Individual
Floor Speaker	Mr. W.C. Yip*	Lin Ma Hang Village Resident/ Indigenous Villagers' Representative
Floor Speaker	Anonymous	Resident
Floor Speaker	Mr. Sit*	Individual

Note:

\* Translation of Chinese Name

## Annex III Photos of the Public Engagement Activities

North District Council – 05/06/2008



Yuen Long District Council – 26/06/08



San Tin Rural Committee – 06/06/08



Sha Tak Kok Rural Committee – 11/07/08



Public Forum I – 21/06/08



## Annex III Photos of the Public Engagement Activities

Public Forum II – 05/07/08



Public Forum III – 12/07/08



## Annex IV Index of Written Submissions Received

No.	Name	Organization
1	Clive Noffke	Green Lantau Association
2	Yip Wah Tsing*	Lin Ma Hang Village Office
3	Hau Chi Keung*	Sheung Shui Rural Committee
4	John Lo*	-
5	Kwok Wing Fung*	-
6	Tsang Yuk On*	Sha Tau Kok Chamber of Commerce
7	Yip Wah Tsing*	Lin Ma Hang Village Office
8	Leung Yuen Nim*	Lo Wu Village Committee
9	Raymond Cheung	-
10	Confidential	-
11	Cheung Kwai Fong*	Lok Ma Chau Village Office
12	Cheung Kwai Fong*	Lok Ma Chau Village Office
13	Kwok Chi Tai*	Lok Ma Chau Ha Wan Village
14	Cathy Wong	CLP Power Hong Kong Limited
15	Regina Ip	Savantas Policy Institute
16	Yip Chau Ping* (with 132 signatories)	Lin Ma Hang Village
17	Wong Tin Shang and Mo Nap San*	Shan Tsui Village
18	Yip Wah Tsing*	Lin Ma Hang Village Office
19	Tam Hoi Bong*	Green Sense
20	Tam Hoi Bong*	Green Sense
21	Dickson Wong	-
22	Mark Leung	The Kowloon Motor Bus Co. (1933) Ltd.
23	-	Heung Yee Kuk New Territories
24	Rainbow Chow	-
25	Troy Shortell	-
26	Anonymous	-
27	Anonymous	-
28	Ian Gordon	-
29	Graham Warburton	-
30	Anonymous	-
31	Klaus Engelmann	-
32	Ferris C. Bye	-
33	Edwin Wong	-
34	Ruth Tai	-
35	Brian W. Darvell	-
36	Ng Kai Wang*	-
37	Ricky Lai	-
38	Yu Pak Man	-



## Annex IV Index of Written Submissions Received

No.	Name	Organization
39	Chan Siu Hung*	-
40	Anonymous	-
41	Alex Frew McMillan	Dragonfly Media
42	Susanna Tam Kit Ying	-
43	Louis Loong	The Real Estate Developers Association of Hong Kong
44	Anonymous	-
45	Anonymous	-
46	Emma Fung	Stepworks Company Limited
47	Cheuk Chun Fung	-
48	Veronica Chan	-
49	Vickie Wong	-
50	Man For Tai*	Fan Tin Village
51	L. Yip	-
52	Shin Man*	-
53	Mary Mulvihill	-
54	James Moore	-
55	Paul Zimmerman	Designing Hong Kong
56	S.K. Leung / A. Tang	System Link Development Co. Ltd
57	S.K. Leung / Anny Tang	Main Plan Development Ltd
58	Poon Chung Yin*	North District Council
59	Stuart M. I. Stoker	-
60	Peter K.S. Pun	HK Policy Research Institute
61	Michael Lee	World Wide Fund Hong Kong
62	-	The Conservancy Association
63	Jacky Man	-
64	Andrew Chan	PDI Consultants Limited
65	Choi Mo Ching Cindy	Association for Geoconservation, Hong Kong
66	-	Heung Yee Kuk New Territories
67	Wong Tin Shang and Lau Tin Shang*	Shan Tsui Village
68	Yip Wah Tsing* (with 529 signatories)	Lin Ma Hang Village Office
69	L. C. Wong	Kadoorie Farm and Botanic Garden Corporation
70	Choi Mo Ching Cindy	Association for Geoconservation, Hong Kong
71	Kenneth To	Kenneth To & Associates Limited
72	Nicholas / Margaret Brooke	Professional Property Services Limited
73	Chan Kim On*	The Hong Kong Institute of Planners
74	Anonymous	-

Note:

\* Translation of Chinese Name

# LAND USE PLANNING FOR THE CLOSED AREA

STAGE 2 COMMUNITY  
ENGAGEMENT DIGEST

OCTOBER 2009



規劃署  
Planning Department

ARUP

Supported by:  
The logo of the Government of the Hong Kong Special Administrative Region, featuring a red flag with a white sun and the words 'GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION'.



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## INTRODUCTION

In January 2008, the Security Bureau announced that about 2,400 hectares of land will be released from the Frontier Closed Area (FCA) in phases. The Planning Department commissioned a land use study to formulate a planning framework to guide the conservation and development of the land to be released from the FCA.

The Study Area spans approximately 18km from Starling Inlet in the east to Deep Bay in the west, mainly comprising village settlements, hilly terrain, woodland, wetland, agricultural land and burial grounds.

An extensive area of land within the Study Area remains undisturbed. With the densely developed Futian, Shenzhen in the north, the Study Area can function as a "Green Buffer" for Hong Kong and Shenzhen. To capitalise on the strategic boundary location, suitable developments can be concentrated in selected areas such as the New Development Areas (NDAs) and the vicinity of boundary control points and connecting roads.





This Study adopts a sustainable development framework encompassing the economic, social and environmental factors so as to achieve a reasonable balance between development and conservation and ensure an orderly development of the land. In meeting the present needs, this approach will allow our future generations to decide on the best use of the limited land resources.

Taking into account the result of the baseline reviews and analysis of the development potential and constraints, the Consultants have prepared a proposed Draft Concept Plan with the following vision and three themes.

## Vision

"Creation of a Conservation, Cultural Heritage and Sustainable Development Belt between Hong Kong and Shenzhen"

## Themes

### Theme 1:

#### Strengthen Nature Conservation

Conservation of rich natural resources



### Theme 2:

#### Conserve Cultural Heritage Resources

"Point-Line-Surface" approach to bring social vibrancy and boost the local economy in a sustainable manner



### Theme 3:

#### Promote Sustainable Uses

Capitalise on the boundary location as well as the natural and cultural heritage resources



The Study adopts a two-phase community engagement programme: the first on the Draft Concept Plan and the second on the Draft Development Plan.

## STUDY METHODOLOGY :



The public responded well to Stage 1 Community Engagement Exercise for the Draft Concept Plan which was completed in August 2008. The public comments and suggestions received as well as the responses are included in the First Stage Community Engagement Report at the Department's website.

After taking into consideration the public opinions, the latest development of relevant studies and projects and the results of detailed technical assessments, we have refined the proposals of the Draft Concept Plan and formulated the Draft Development Plan.

A series of preliminary technical assessments have been conducted on the proposals of the Draft Development Plan, including the strategic environmental assessment and traffic, social and economic impact assessments with recommended mitigation measures to reduce the effects of the proposals.

You are welcome to express your views on the Draft Development Plan and a review will be followed for further refining the development proposals.



# CONCLUSION OF STAGE I COMMUNITY ENGAGEMENT EXERCISE

Major comments on the Draft Concept Plan and relevant responses are concluded as follows:

Major Concerns of the Public :	Responses to Public Opinions :
<b>1</b> The need for balancing conservation and development	<ul style="list-style-type: none"> <li>To strengthen conservation and promoting natural resources, natural landscape and cultural heritage worthy of preservation.</li> <li>To identify suitable areas for appropriate development to ensure compatibility with the surroundings so as to achieve a balance between conservation and development.</li> </ul>
<b>2</b> Impacts of development on the natural environment and ecology	<ul style="list-style-type: none"> <li>Nature conservation is one of the primary considerations in the formulation of the Draft Development Plan.</li> <li>The proposed road improvement works and road network can alleviate the environmental impacts from the increased inflow of people after the opening up of the FCA.</li> <li>The study will include strategic impact assessments to avoid or alleviate the adverse environmental and ecological impacts from the development proposals.</li> </ul>
<b>3</b> Explore development opportunities to help boost local economy and activate the community	<ul style="list-style-type: none"> <li>Without posing negative impacts on the environment and local setting, suitable locations will be indentified for appropriate commercial development to help boost local economy and activate the community.</li> </ul>
<b>4</b> Integration and linkage between Hong Kong and Shenzhen	<ul style="list-style-type: none"> <li>Taking advantage of the strategic boundary position, focus will be on selected areas in creating development opportunities for Hong Kong and Shenzhen in complementing each other's strengths and strengthening cooperation for mutual benefits.</li> </ul>
<b>5</b> Reserve sufficient land for small house development by indigenous villagers, protect private ownership and provision of additional infrastructure to meet the local demand	<ul style="list-style-type: none"> <li>Besides respecting the rights of indigenous villagers in the course of planning, sufficient land will be reserved to meet the demand for small houses.</li> <li>Improvement of roads, drains and sewerage facilities, etc is proposed and mitigation measures are introduced.</li> </ul>
<b>6</b> Establish effective mechanism and supporting facilities for preserving the natural landscape and cultural heritage	<ul style="list-style-type: none"> <li>Revitalise buildings in the area to encourage diversification of leisure and recreation tourism with appropriate level of commercial development. Provide economic incentives to promote natural and cultural tourism.</li> <li>Set up hiking trails, heritage trails and cycling tracks to connect sites with cultural heritage and natural resources.</li> </ul>



## PLANNING PRINCIPLES

In formulating the Draft Development Plan, due regard has been given to the comments and suggestions received in Stage 1 Community Engagement Exercise, the established vision and themes and the latest development of relevant studies, and also the following planning principles:



Balancing conservation and development under the principle of sustainable development



Optimising natural and ecological resources to promote cultural and eco-tourism



Capitalising on boundary location to enhance cross-boundary integration between Hong Kong and Shenzhen



Creating development opportunities to boost the economy and revitalise the area

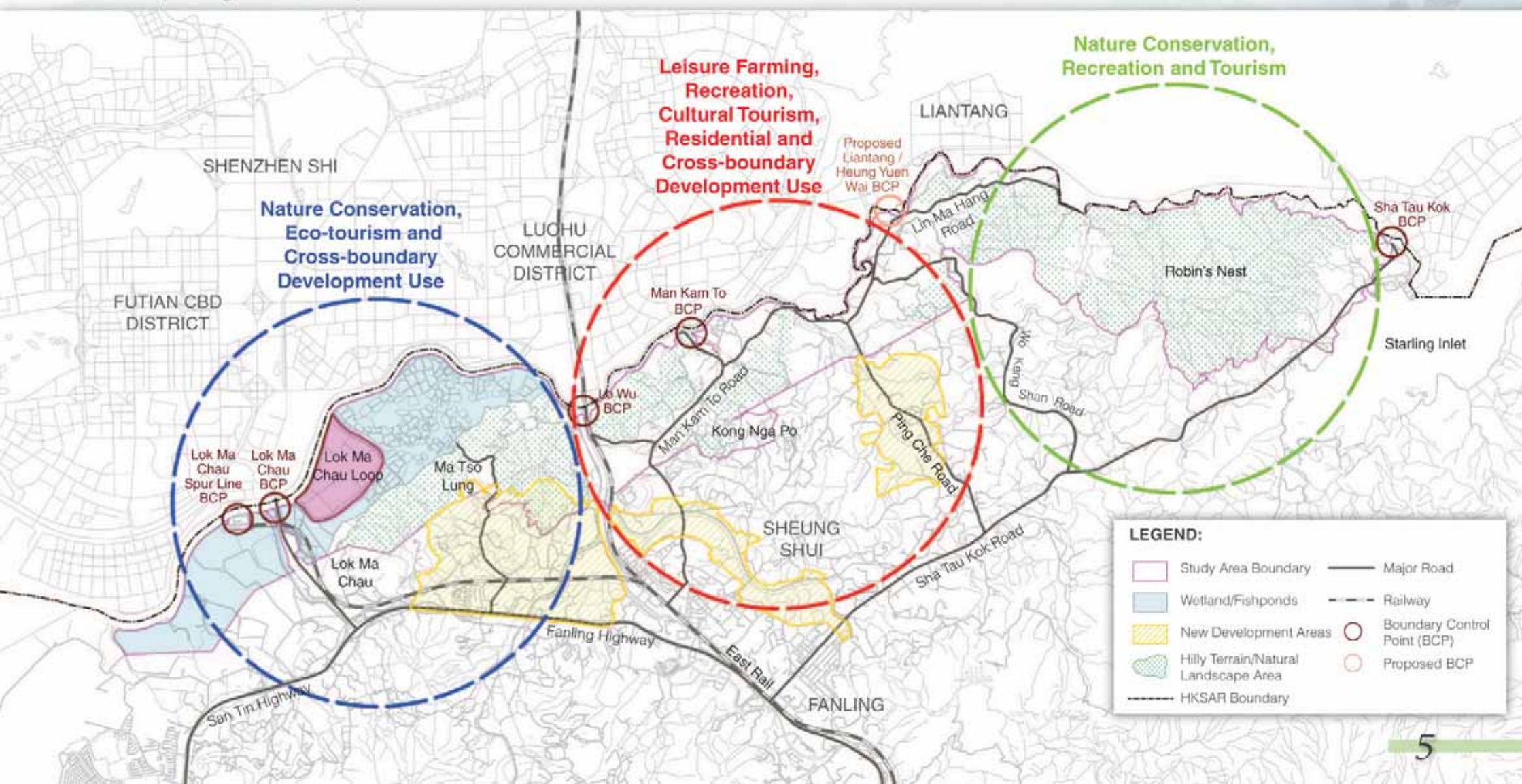


Respecting local traditions and improve the quality of life of the local community



## STUDY AREA - DEVELOPMENT CONCEPT

Since the Eastern and Western Portions of the Study Area are endowed with natural and ecological assets, the Draft Development Plan for these portions mainly focuses on conservation and recreation. The Western Portion, being close to Lok Ma Chau Loop, is suitable for developing cross-boundary infrastructure. The Middle Portion is scattered with villages with rich cultural heritage and agricultural land, so the focus is on leisure farming and cultural tourism and provision for suitable residential and cross-boundary uses capitalising on the boundary location.

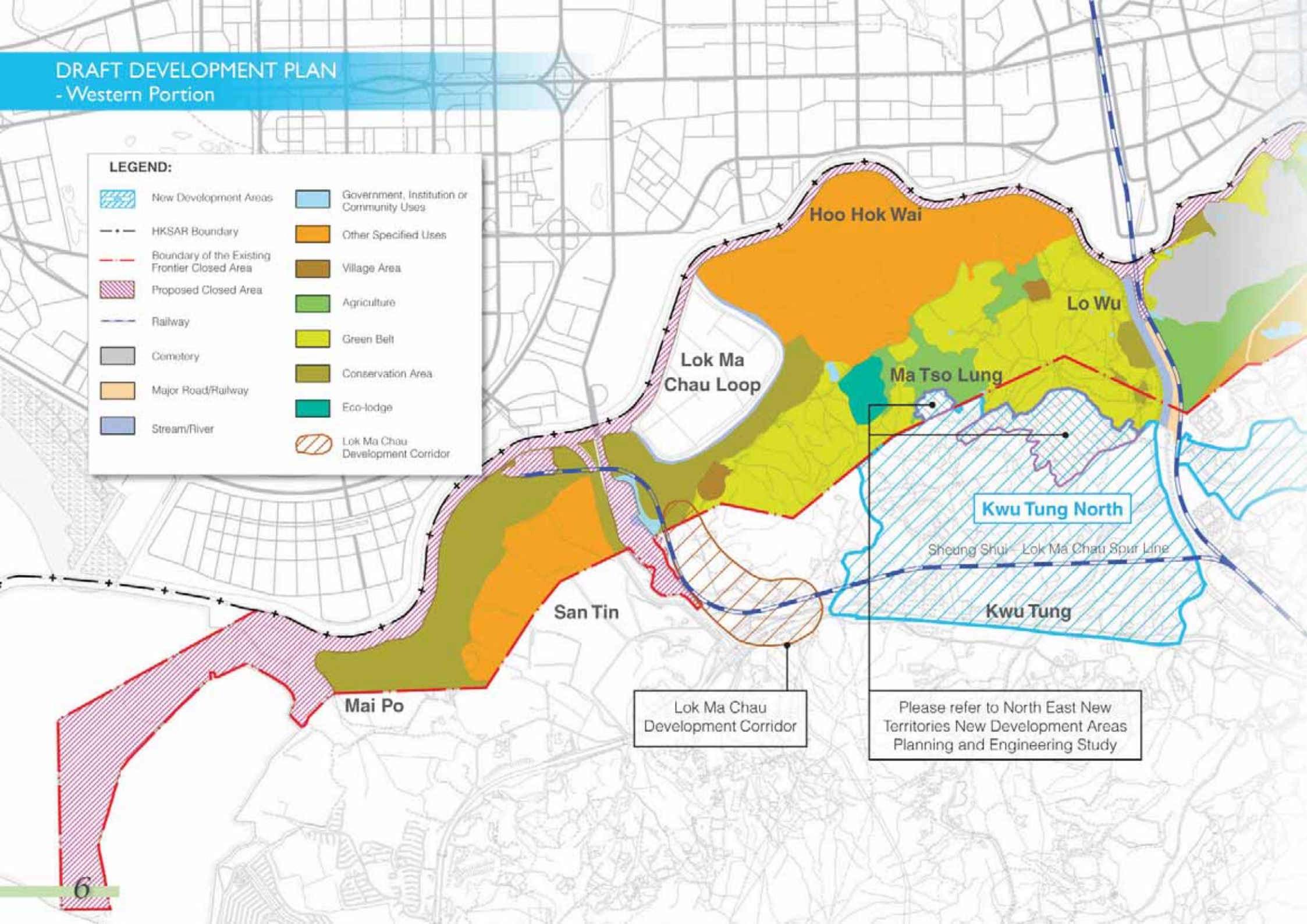




# DRAFT DEVELOPMENT PLAN - Western Portion

## LEGEND:

- |   |   |   |   |
|---|---|---|---|
|  | New Development Areas                         |  | Government, Institution or Community Uses |
|  | HKSAR Boundary                                |  | Other Specified Uses                      |
|  | Boundary of the Existing Frontier Closed Area |  | Village Area                              |
|  | Proposed Closed Area                          |  | Agriculture                               |
|  | Railway                                       |  | Green Belt                                |
|  | Cemetery                                      |  | Conservation Area                         |
|  | Major Road/Railway                            |  | Eco-lodge                                 |
|  | Stream/River                                  |  | Lok Ma Chau Development Corridor          |



Please refer to North East New Territories New Development Areas Planning and Engineering Study



## Western Portion

Covering the areas from  
Mai Po to Lo Wu



The Western Portion of the Study Area, which is about 930 hectares, mainly comprises ecologically valuable wetland, fishponds and hilly terrain, and has potential for nature conservation, eco-tourism and cross-boundary development.

The wetland/fishponds in Mai Po, San Tin and Hoo Hok Wai provide feeding grounds for migratory birds and form an integral part of the ecological system of Deep Bay that is worth preserving. The mountains, sloping areas and woodland, form part of the existing green belt and have potential for recreation, hiking and bird watching activities.

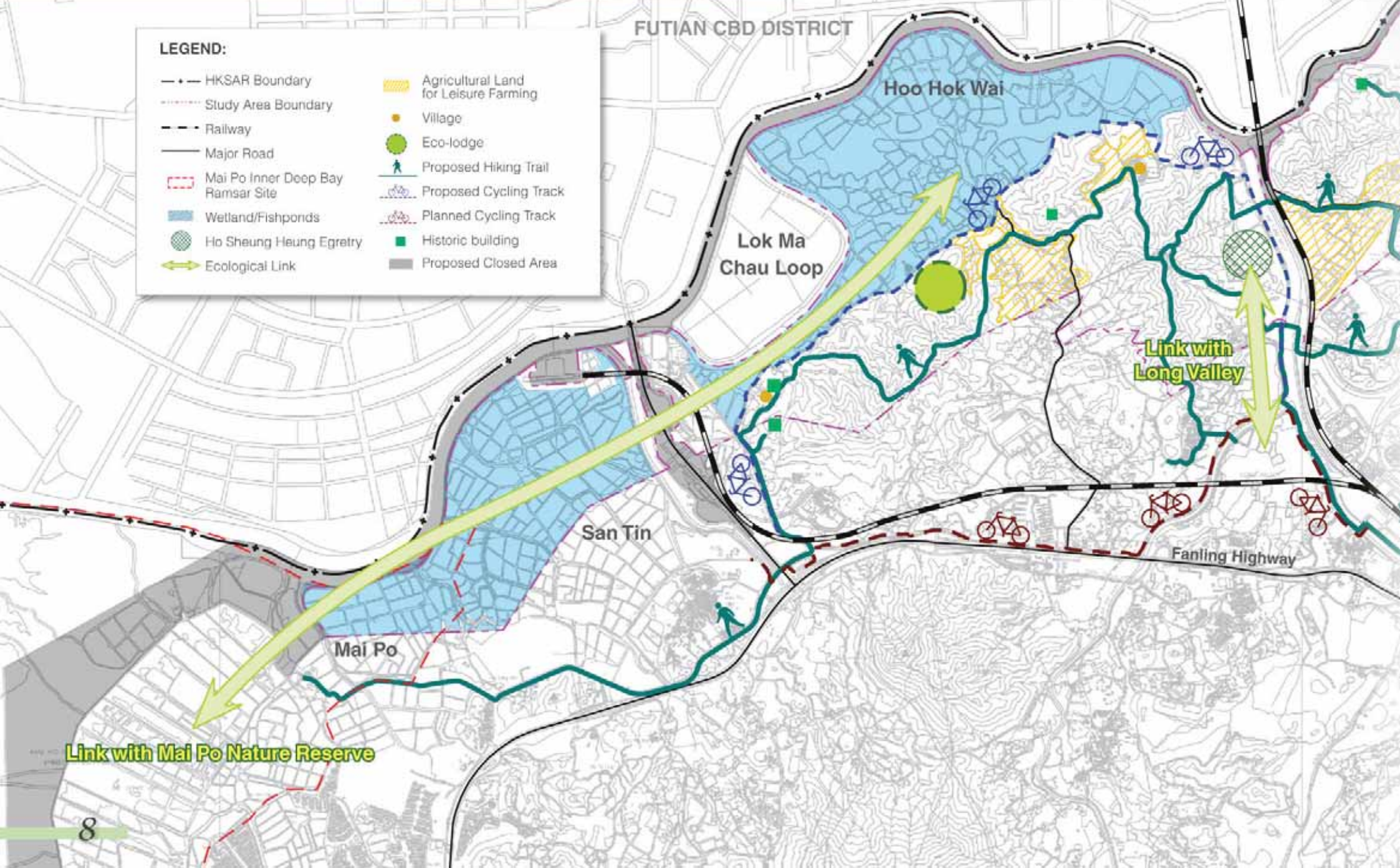
The proposed Lok Ma Chau Development Corridor at the Western Portion is close to Lok Ma Chau Loop and Kwu Tung North NDA, and will link up the two places. With Lok Ma Chau/Huanggang and Lok Ma Chau Spur Line Crossings in close proximity, Shenzhen residents can travel there via Lok Ma Chau Development Corridor conveniently; hence, this corridor will be designated for uses in line with the development of Lok Ma Chau Loop. The area also has potential for regional commercial, shopping and entertainment purposes to support the future development of Lok Ma Chau Loop and meet the demand of both Hong Kong and Shenzhen residents.



Western Portion of the Study Area and the Links with its Surrounding Areas



# CONCEPTUAL PLAN FOR RECREATION AND TOURISM - Western Portion





## Western Portion

Covering the areas from  
Mai Po to Lo Wu



Apart from nature conservation, the existing natural resources can be utilised to promote sustainable eco- and agri-tourism:

- Overlooking the vast area of fishponds and wetland at Hoo Hok Wai, the proposed eco-lodge located on the slope of Ma Tso Lung will be the first of its kind in the territory. The proposal aims at providing secluded resort-type accommodation for eco-tourists. About 80 units with a height restriction of 6m are proposed on a site of 14 hectares, having regard to the natural landscape, topographical and environmental factors. Green living will be promoted through building design and energy saving features. The visual, environmental and ecological impacts on the surrounding areas will be minimised.
- The agricultural land in Ma Tso Lung can be integrated with the ecological environment of the surrounding areas and will be used for promoting leisure farming. To promote eco-tourism, the abandoned Lung Kai Public School can be converted to an eco-tourism education centre for holiday camping or other recreation uses. The existing hiking trails together with the proposed cycling track can lead visitors to natural attractions including fishponds, egretty and fung shui woodland.



Hoo Hok Wai



Proposed Eco-lodge



Cycling Track





## Middle Portion

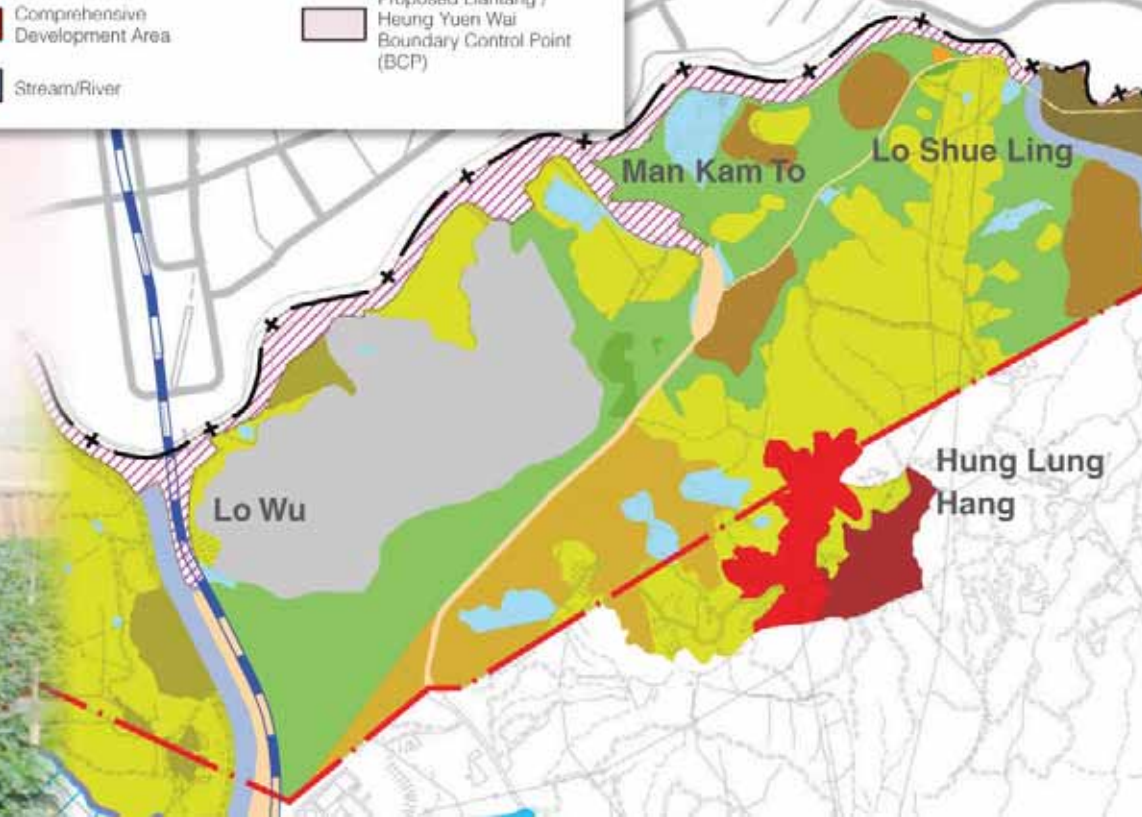
Covering areas from Lo Wu to Heung Yuen Wai

- The Middle Portion, which is about 870 hectares, has a great number of village settlements, traditional buildings and agricultural land and can be used for promoting cultural conservation, leisure farming, recreation tourism and residential development and provision of cross-boundary infrastructure.
- The Draft Development Plan for the Middle Portion aims at preserving the existing rural character, integrating the rural outline and natural landscape, and helping to promote leisure tourism and recreation activities to attract visitors and boost the local economy.
- Although tracts of agricultural land are left abandoned, leisure farming has become more popular in recent years as more and more city dwellers take up holiday farming. Related activities are often organised by non-governmental institutions, social enterprises, commercial corporations and schools, including pick-your-own-crop harvest, farm stay, demonstration tour, organic farming experience, farming experience on rented land, petting zoo, craft-making and garden therapy. Rehabilitation of fallow agricultural land in the Study Area may provide opportunities for more economic activities conducive to promoting agri-tourism and regenerating the local community while at the same time helping to preserve the rural settings and tradition.

## DRAFT DEVELOPMENT PLAN - Middle Portion

### LEGEND:

	New Development Areas		Government, Institution or Community Uses
	HKSAR Boundary		Other Specified Uses
	Boundary of the Existing Frontier Closed Area		Village Area
	Proposed Closed Area		Agriculture
	Railway		Green Belt
	Cemetery		Residential
	Cross-Boundary Services (Man Kam To Development Corridor)		Conservation Area
	Major Road/Railway		Recreation
	Comprehensive Development Area		Proposed Liantang / Heung Yuen Wai Boundary Control Point (BCP)
	Stream/River		



有機種植 品質保證



Proposed Eastern  
Cross-Boundary  
Passage

Proposed Liantang /  
Heung Yuen Wai BCP

Heung Yuen Wai

Ta Kwu Ling

Ping Che &  
Ta Kwu Ling

Ping Che



Leisure Farming



Recreation Tourism



Cultural Tourism





## Middle Portion

Covering areas from Lo Wu to Heung Yuen Wai

Outdoor recreational uses, such as horse riding, camping, pet training and adventure games, are proposed to be developed at suitable locations like Heung Yuen Wai.

To cater for tourism development upon the opening up of the FCA, the local villages may become major activity centres. Local shopping business and retail uses, such as shops, cafés, rural restaurants, harvest sales, rural markets, tours and bed and breakfast accommodation, are proposed at appropriate locations to support the promotion of agri-tourism, eco-tourism and heritage tourism, hiking, cycling and outdoor recreational activities.

To promote cultural tourism, heritage themes can be incorporated into the existing hiking trails, which can link up buildings, attractions and building clusters with cultural heritage value and can be integrated with villages endowed with cultural characteristics and agricultural activities. The existing hilly terrain, woodland and cemeteries can be conserved as green belts for preserving the traditional rural landscape and the living space of villages.



Heung Yuen Wai Village

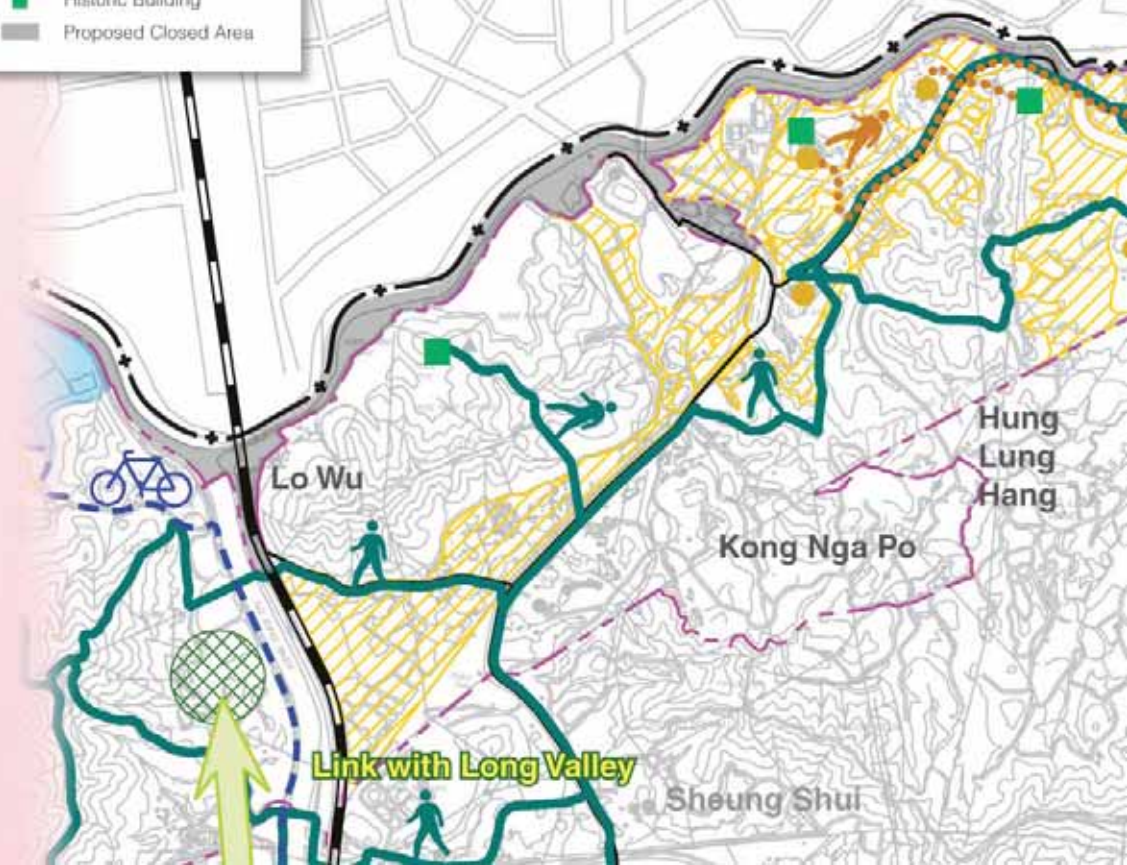


Fung Shui Woodland

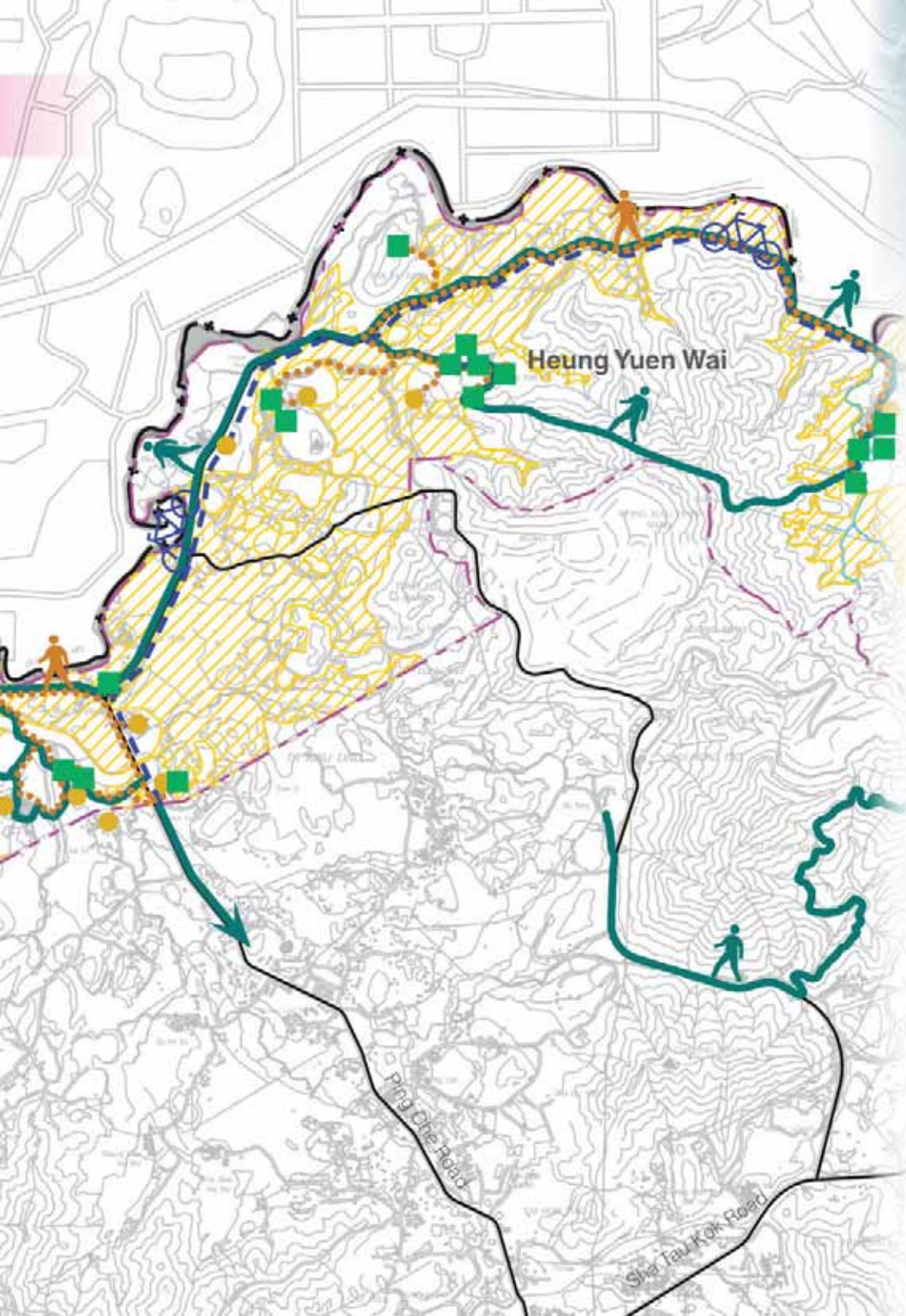
## CONCEPTUAL PLAN FOR RECREATION AND TOURISM - Middle Portion

### LEGEND:

- +— HKSAR Boundary
- Study Area Boundary
- Railway
- Major Road
- Ho Sheung Heung Egrety
- Lin Ma Hang Stream
- Leisure Farming and Recreation uses
- Villages
- Proposed Hiking Trail
- Proposed Cultural and Heritage Trail
- Proposed Cycling Track
- Historic Building
- Proposed Closed Area









## Middle Portion

Covering areas from Lo Wu  
to Heung Yuen Wai

The Draft Development Plan also proposes the use of appropriate area such as the former borrow area for low-density residential development. This would not only optimise the use of land resources, but also upgrade the area and phase out the existing open storage uses.

- The proposed Kong Nga Po Comprehensive Development Area will make use of an existing formed site of about 7 hectares for low-density residential development. The buildings will be designed with green and environmentally-friendly architectural features. Appropriate green initiatives, such as low carbon emission, energy efficient design, water recycling system and waste reduction measures, will be employed to promote a sustainable living concept. The development will have a plot ratio of 1.5 and a building height of 3 to 6 storeys.
- An area of about 10 hectares in the vicinity of Hung Lung Hang is at present mainly occupied by open storage and vehicle parks. To further improve the environment of this area, we propose to allow residential developments compatible with the rural landscape with a maximum plot ratio of 0.75 and a maximum building height of 4 storeys.



Kong Nga Po Former Borrow Area



Proposed Kong Nga Po Residential Development



Open Storage Yard at Hung Lung Hang



KONG NGA PO



HUNG LUNG HANG



By capitalising on the boundary location, an area of about 40 hectares to the south of Man Kam To BCP has potential to provide supporting facilities for the cross-boundary trade/logistics activities, such as wholesale centres, warehouses, showrooms, outlets, and exhibition and display venues for land-intensive products (furniture, potteries, gardening features and spare parts for machinery, etc). Related commercial/retail services like eating places, shops, service trades, supermarkets and petrol filling stations may also be provided to serve the surrounding neighbourhood as well as Luohu district in Shenzhen. The development should respect the predominant rural landscape character of the area, and hence a low-density, non-polluting development at a plot ratio of 0.4 and a building height of not more than 9 m is recommended.

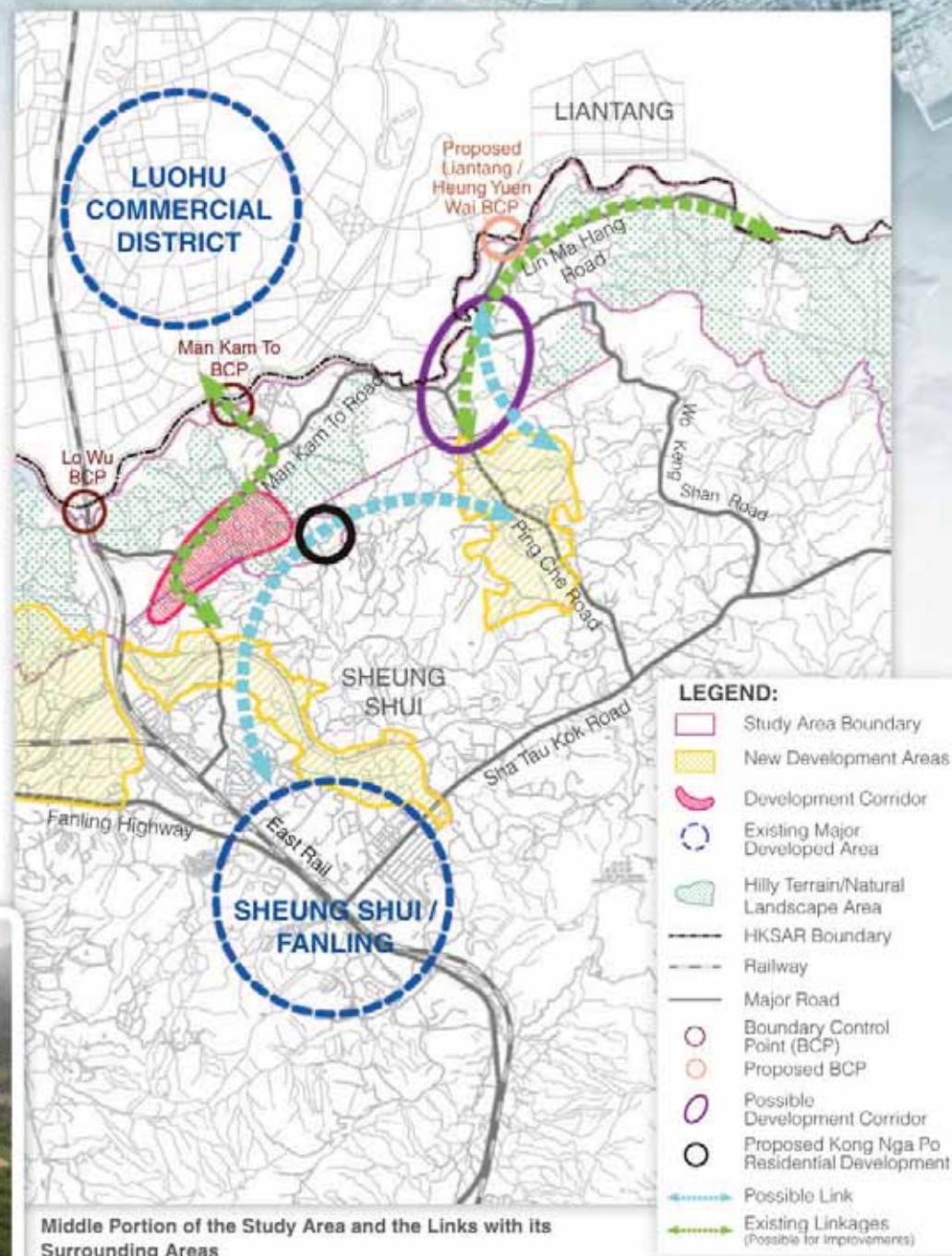
The area to the south of the new Liantang/Heung Yuen Wai BCP adjoins the Ping Che/Ta Kwu Ling NDA and has potential for long-term development. In line with the regional strategic development and without impairing the rural landscape, the area may be developed for corridor uses, such as relatively large rural markets, exhibitions of agricultural products, holiday resorts and commercial/retail facilities, to enhance the local economy.



Open Storage Yard at Man Kam To



Man Kam To Boundary Control Point





## Eastern Portion

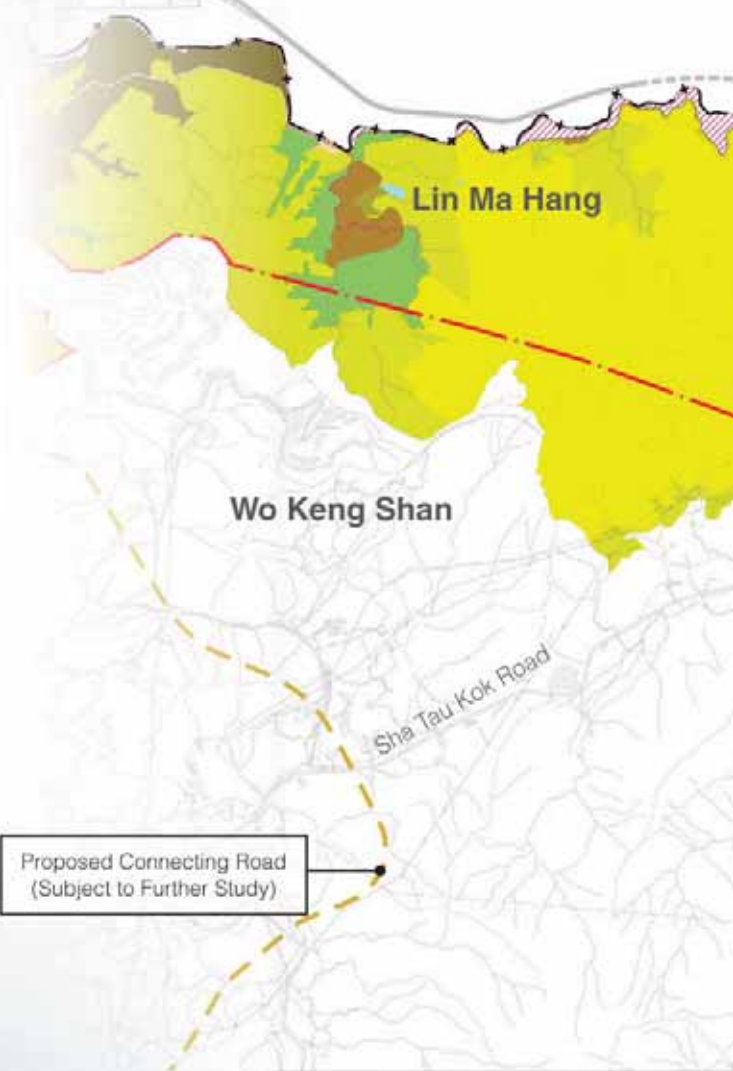
Covering areas from  
Heung Yuen Wai to  
Sha Tau Kok

## DRAFT DEVELOPMENT PLAN - Eastern Portion

The Eastern Portion of the Study Area mainly comprises hilly terrain well endowed with ecological resources. With an area of about 900 hectares, it may be used for natural conservation, recreation and tourism purposes.

The Eastern Portion is characterised by the extensive Robin's Nest and the surrounding hilly terrain and woodland. Endowed with high conservation value, high landscape quality and recreation potential, the area meets the criteria for designation as a country park. The proposed country park has an area of about 476 hectares and includes the Lin Ma Hang Lead Mines, which is a designated Site of Special Scientific Interest (SSSI) and the ecological corridor between the Pat Sin Leng Country Park and the Wutongshan National Forest Park in Shenzhen.

On both sides of the proposed Robin's Nest Country Park, there are a few tranquil villages with traditional fung shui woodland and fung shui ponds. These villages, which are enriched with historical and cultural characters, can be linked by the existing hiking trails and the proposed cycling tracks. The disused schools may be used for holiday camps, museums or tourist promotion centres. Moreover, together with the Lin Ma Hang Stream SSSI and other agricultural and recreation uses that may be developed in the periphery, the area has potentials for drawing more visitors and will be gradually developed into a venue for ecological, recreational and cultural tourism.



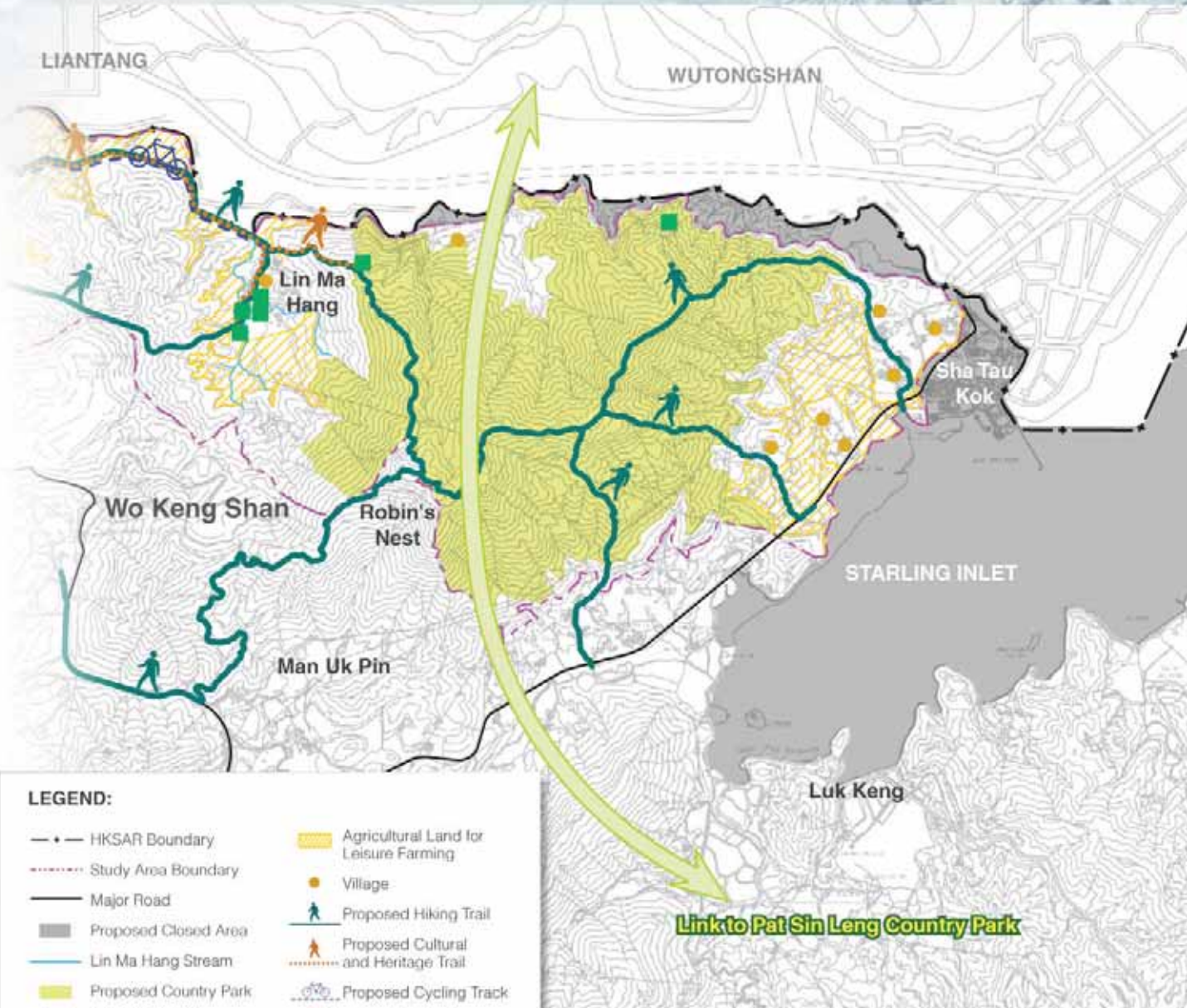


## CONCEPTUAL PLAN FOR RECREATION AND TOURISM - Eastern Portion



### LEGEND:

- +— HK SAR Boundary
- Boundary of the Existing Frontier Closed Area
- Proposed Closed Area
- Major Road/Railway
- Government, Institution or Community Uses
- Country Park
- Village Area
- Agriculture
- Green Belt
- Conservation Area
- Recreation
- Site of Special Scientific Interest

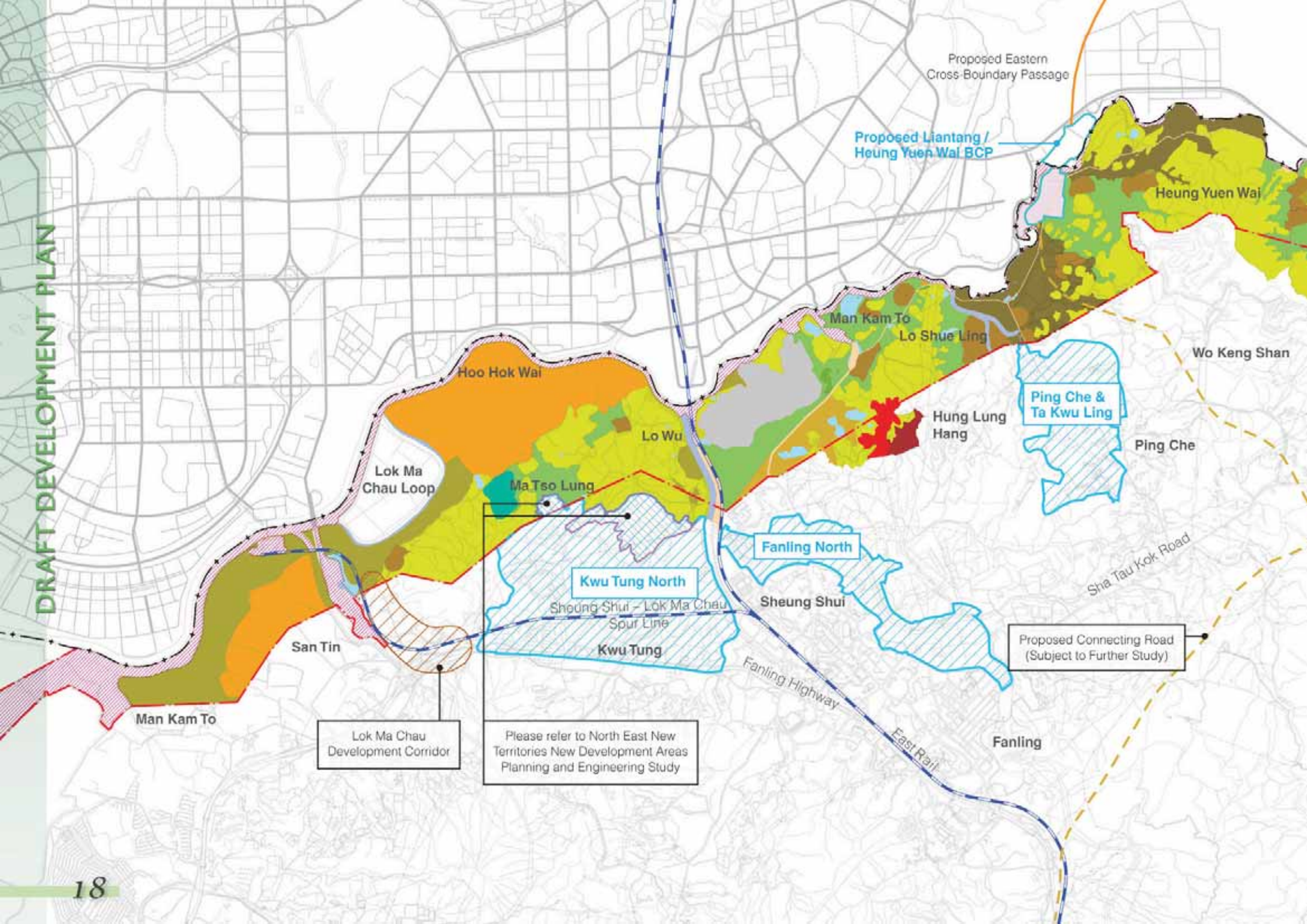


### LEGEND:

- +— HK SAR Boundary
- Study Area Boundary
- Major Road
- Proposed Closed Area
- Lin Ma Hang Stream
- Proposed Country Park
- Ecological Link
- Agricultural Land for Leisure Farming
- Village
- Proposed Hiking Trail
- Proposed Cultural and Heritage Trail
- Proposed Cycling Track
- Historic Building

**Link to Pat Sin Leng Country Park**







## OVERVIEW

- Since the Study Area comprises mainly wetland, hilly terrain and natural landscape, in addition to protecting and optimising the use of these ecological resources, we propose promoting the development of ecological, cultural heritage and agricultural tourism and revitalising the local buildings.
- With the provision of related facilities, existing trails could be connected together to form an east-west hiking trail of about 30 km long linking up ecological attractions, cultural attractions, activity centres and accommodation sites within the area. This integration will enhance the overall recreation and tourism attractiveness, bring vibrancy to the area and boost the local economy.
- Appropriate developments are proposed at suitable locations having regard to the natural environment of the area. The planned Lok Ma Chau Loop, the new Liantang/Heung Yuen Wai BCP and the "Three-in-One" NDAs at Kwu Tong North, Fanling North, Ping Che/Ta Kwu Ling are closely related to the Study. The proposals of the Draft Development Plan will support the territorial strategic development, strengthen the linkages between Hong Kong and Shenzhen, and promote integrated development in the North New Territories.
- Sufficient land has been reserved in the Draft Development Plan for the orderly development of villages. Improvements in infrastructure and service facilities are proposed to enhance the living standard of the local community, and to cater for the local population growth and the needs of visitors in the future.

### Summary of Land Uses

Land Uses	Area (ha)	Land Uses	Area (ha)
Conservation Area	210.0	Eco-lodge	14.3
Other Specified Uses	323.8	Village Area	107.2
Agriculture	317.9	Sites of Special Scientific Interest	0.4
Green Belt	800.2	Government, Institution or Community Uses	31.2
Recreation	140.4	Cemetery	92.3
Country Park	476.3	Proposed Liantang/Heung Yuen Wai Boundary Control Point	23.2
Cross-Boundary Services (Man Kam To Development Corridor)	40.4	Stream/River	24.2
Comprehensive Development Area	16.2	Major Road/Railway	21.2
Residential	10.5		
Total		2649.7	

#### LEGEND:

New Development Areas	Government, Institution or Community Uses
HKSAR Boundary	Other Specified Uses
Boundary of the Existing Frontier Closed Area	Country Park
Proposed Closed Area	Village Area
Railway	Agriculture
Site of Special Scientific Interest	Green Belt
Cemetery	Residential
Cross-Boundary Services (Man Kam To Development Corridor)	Conservation Area
Major Road/Railway	Recreation
Comprehensive Development Area	Eco-lodge
Stream/River	Proposed Liantang/Heung Yuen Wai Boundary Control Point (BCP)
	Lok Ma Chau Development Corridor



## IMPLEMENTATION OF PROPOSALS

The land uses and planning framework proposed under the Draft Development Plan will form the basis for the preparation of statutory town plans. To minimise unauthorised developments, it is the planning intention to incorporate the area to be released from the FCA into statutory town plans for regulation by the "Town Planning Ordinance" before the new FCA boundary comes into effect.

The Government will provide infrastructure facilities and improve the rural environment as soon as possible. For example, improvements will be made to the existing Man Kam To, Lin Ma Hang Road and some rural roads.

The Government also encourages private participation. In line with the planning intention and the land use framework proposed under the Draft Development Plan, the private sector, volunteer organisations and land owners are welcome to submit relevant development proposals, including for the very first eco-lodge in Hong Kong, residential developments in Kong Nga Po and Hung Lung Hang, development corridors to support cross-boundary activities, and the development of leisure farming, recreation tourism on agricultural land or fishponds.

As for the cultural heritage resources that are privately owned, interested parties may submit proposals for revitalisation and apply for financial assistance to preserve the heritage for opening to the public.

Regarding the proposal for eco-lodge development, we have drawn up a number of standards and criteria for site selection, design and facilities with reference to relevant studies and international standards/experience, and consider promulgating a set of guiding principles for eco-lodge development. Besides the eco-lodge at Ma Tso Lung, the private sector is welcome to submit similar proposals at other suitable locations by following the guiding principles. For instance, planning and development proposals for the Hoo Hok Wai area can be submitted for approval by the Town Planning Board.



Road Works



Proposed Eco-lodge



Proposed Eco-lodge



# CONCLUSION

The Government's proposals on the release of the FCA will create appropriate development opportunities and bring benefits to the economy, environment and community, including:

## Economy

- The introduction of ecological, cultural and agricultural tourism and recreation and leisure facilities will create job opportunities and boost the local economy/tourism.
- The estimated increase of population to over 30,000 and the provision of more than 4,000 job opportunities will bring economic and development opportunities.
- The strategic boundary location will be capitalised on to strengthen the cooperation and linkages between Hong Kong and Shenzhen.

## Environment

- Making good use of ecological and cultural heritage resources will not only create business opportunities but also enable the effective promotion and conservation of these resources.
- Improvement of the rural environment will be facilitated through planned new land uses and developments and the upgrading of the existing road safety standards.
- The public's awareness of ecological conservation will be raised through the promotion of ecological education and recreation activities and visitors will be given more opportunity to appreciate natural landscape.
- The awareness of environmental protection and sustainable development will be promoted through the development of the eco-lodge and the adoption of green facilities (like the use of recycled materials and energy-saving solar system) in environmentally-friendly buildings.

## Community

- Eco-tourism and agri-tourism can boost the local economy and help revitalise the local community.
- The public's recognition of cultural heritage resources can be enhanced by the efficient use of such resources.
- Sufficient land will be provided for indigenous inhabitants to build small houses.
- Transport and infrastructure facilities will be improved to support local development and to enhance the living standard and social development opportunities for the community.

In the next few decades, we envisage that the FCA will be a green buffer with several Development Corridors linking up Shenzhen with the NDAs and new towns in the New Territories through the existing and planned boundary control points. The green buffer will serve as essential visual relief, and minimise the effect of urban heat island between the urban areas of its New Territories and Shenzhen. At the same time, the green buffer area will be vibrant with heritage and eco-tourism, leisure farming, recreational activities and low-rise residential developments of a scale appropriate to the rural setting and landscape. Planning is a continuous process. In the long run, circumstances may change and the function of the FCA may have to be re-examined and put into wise use appropriate at its time.



## WAY FORWARD

The views collected in the Community Engagement will be considered in the "Land Use Planning for the Closed Area" to further improve the proposals of the Draft Development Plan and provide guidance for the area's future development and a basis for formulating and amending the relevant statutory town plans.

You are encouraged to submit your written comments to us by 31 December 2009:

By post: **Studies and Research Section  
Planning Department  
16/F North Point Government Offices  
333 Java Road, North Point, Hong Kong  
(Ref. Land Use Planning for the Closed Area)**

By fax: **2522 8524**

By email: **srpd@pland.gov.hk**

Online: you may also send your views via the form on the website of the Study:

**[http://www.pland.gov.hk/misc/FCA/frontier\\_eng/frontier\\_e4.htm](http://www.pland.gov.hk/misc/FCA/frontier_eng/frontier_e4.htm)**

We have also set up an online forum. You are welcome to visit the forum to discuss the Study's proposals:

**[http://www.pland.gov.hk/misc/FCA/frontier\\_eng/frontier\\_e10.htm](http://www.pland.gov.hk/misc/FCA/frontier_eng/frontier_e10.htm)**

### FURTHER INFORMATION:

Background Information of this Study is available at Planning Department's website:

**[http://www.pland.gov.hk/misc/FCA/frontier\\_eng/frontier\\_e.htm](http://www.pland.gov.hk/misc/FCA/frontier_eng/frontier_e.htm)**

### Note:

A person or an organization providing any comments and views to the "Land Use Planning for the Closed Area" shall be deemed to have given consent to the Planning Department to use or publish, including posting onto an appropriate website, the whole or part of the comments and views (with the exception of personal data). Otherwise, please state so when providing comments and views.

### Attention:

The plans and photos in this Digest are for reference only.