



# Land Use Planning for the Closed Area



## FIRST STAGE COMMUNITY ENGAGEMENT DIGEST

May 2008



規劃署  
Planning Department

ARUP



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# INTRODUCTION

## Background

Access to the Frontier Closed Area (FCA) has been restricted from the general public since 1951. The FCA consists of many areas of ecological, cultural heritage and landscape significance, which have been undisturbed for decades. These areas include primarily wetlands, fishponds, villages, agricultural fields, woodland, hilly terrain, etc. In January 2008, the Security Bureau announced that about 2,400 hectares of land will be released from the FCA in phases. To guide future development and conservation for the area to be released from the FCA, Planning Department has commissioned a Study to formulate a Land Use Planning Framework.



## Study Objective

The study objective is to formulate a Land Use Planning Framework to guide the conservation and development of the area to be released from the FCA, based on the principle of sustainable development.

## Guiding Principles

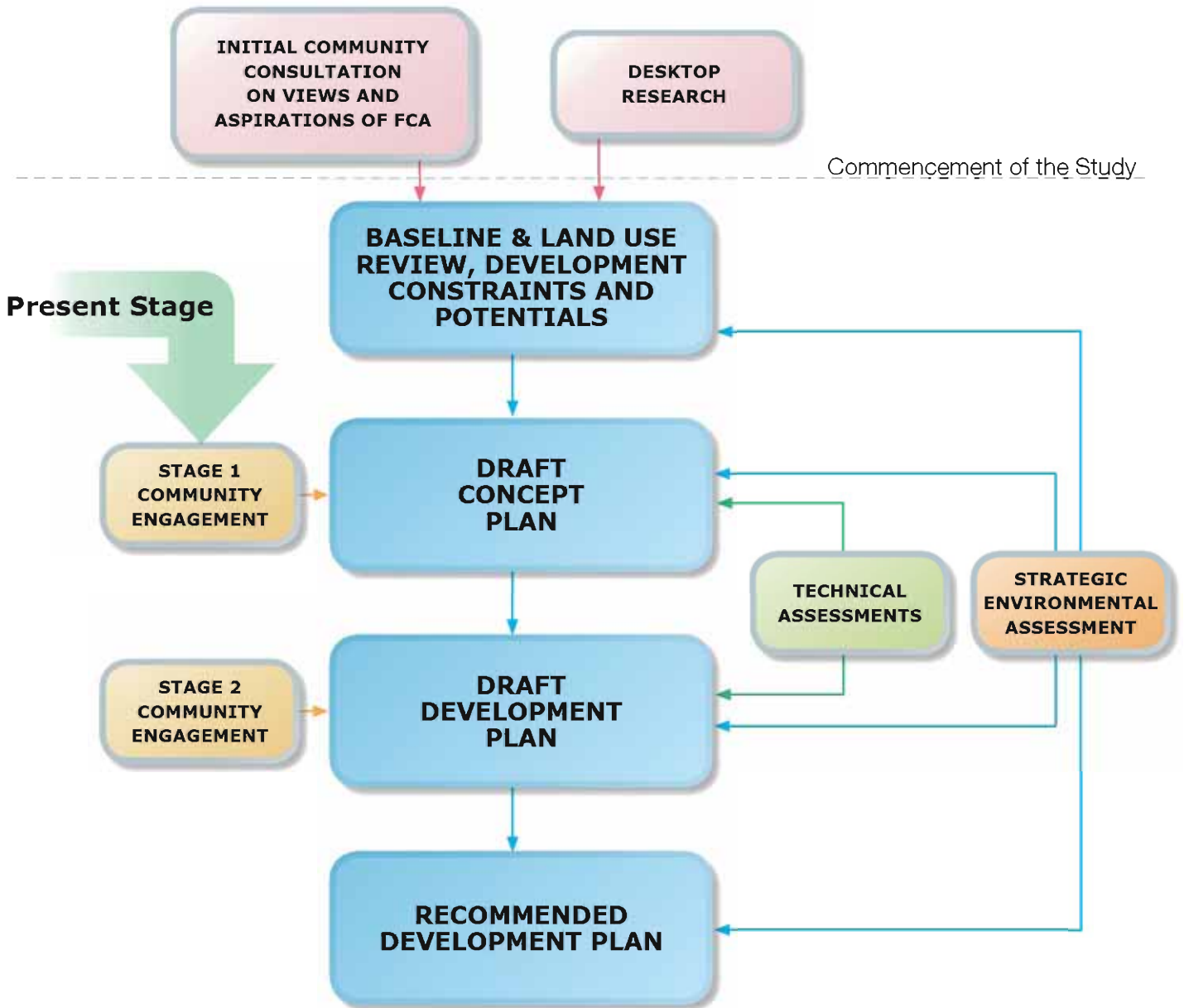
Local traditions and way of life as well as the existing rural landscape will be respected. Proposals would be made having regard to the social and economic needs of the community and the environmental conditions of the FCA with a view to meeting the needs of the present generations but without compromising that of the future generations.



# STUDY METHODOLOGY

- Key tasks of the Study include baseline and land use review, identification of constraints and development potential, formulation of a concept plan and associated technical assessments, and formulation of a development plan. A two-stage community engagement programme will be carried out at the critical stages of the Study to build public consensus on the Study proposals.
- In parallel, a Strategic Environmental Assessment is undertaken to provide findings / recommendations to help guide the formulation of an environmentally acceptable planning framework.

## STUDY METHODOLOGY



# STUDY AREA AND ITS SURROUNDINGS

The Study Area is situated at a strategic location in the northern part of the New Territories, with Shenzhen to its immediate North. It spans approximately 18km from Starling Inlet in the east to Deep Bay in the west. The Study Area is predominantly rural in nature, comprising mostly wetland, natural landscape, hilly terrain, woodland, agriculture land with scattered pockets of flat land and village settlements.

## Wetland



## Hilly terrain



## Agricultural land, village settlements



## Natural landscape, woodland



# STUDY AREA AND ITS SURROUNDINGS

## Main Existing Features



Heung Yuen Wai



Urns



Lin Ma Hang



Sandy Ridge Cemeteries

### Villages

More than 20 villages are scattered within the Study Area. At present about 3,000 persons are living in these villages. Some of these villages contain cultural heritage resources.

### Burial Grounds and Cemeteries

Sandy Ridge Cemeteries in Sha Ling are the major land use near Lo Wu Boundary Control Point. Permitted burial grounds for indigenous villagers are scattered throughout the Study Area.





### Boundary Control Points (BCPs)

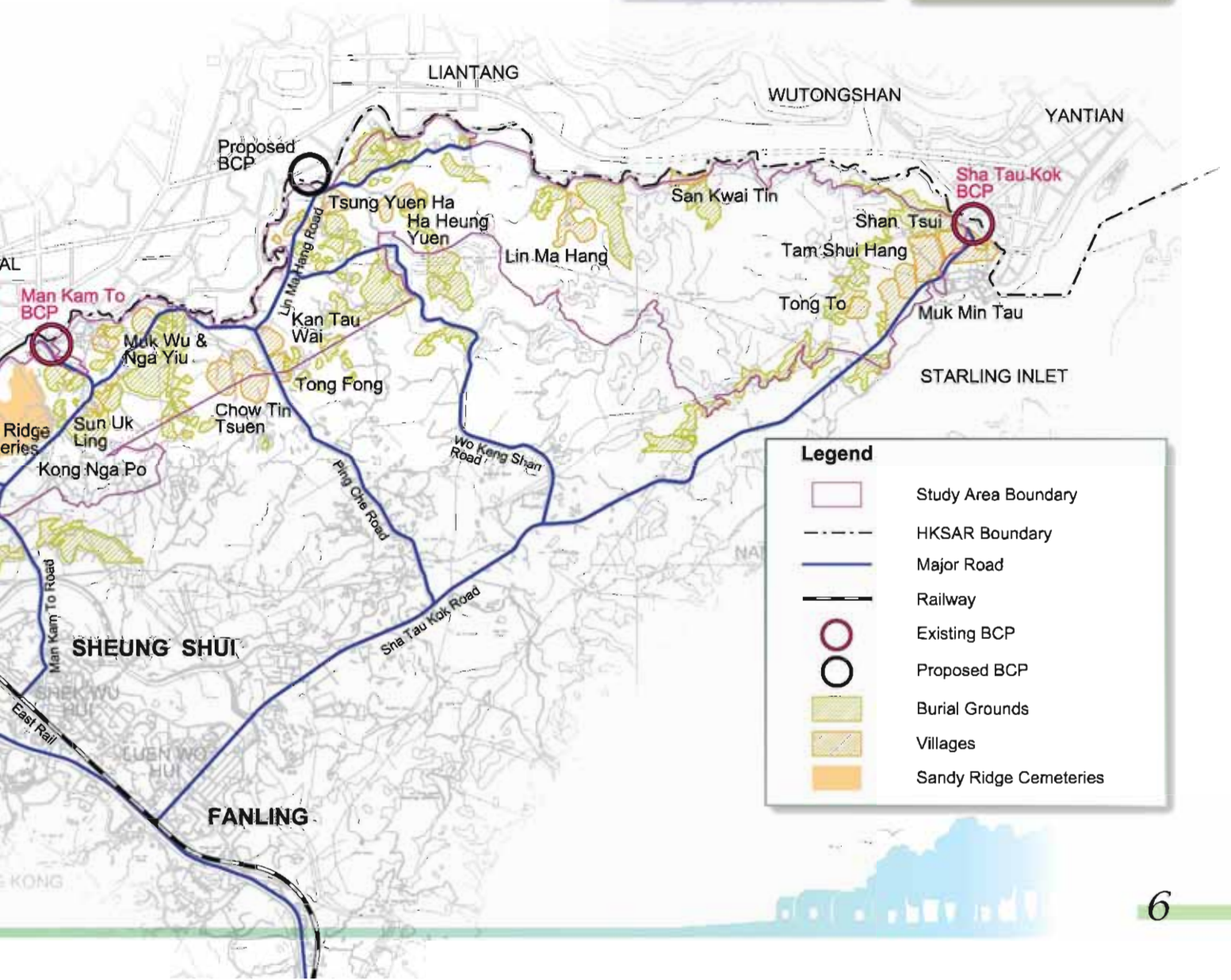
There are five existing BCPs in the Study Area, with the sixth being proposed at Liantang/Heung Yuen Wai. These are the main land crossings (road and rail) for the movement of people and goods between Hong Kong and the Mainland.



Lo Wu Boundary Control Point



Man Kam To Boundary Control Point



# STUDY AREA AND ITS SURROUNDINGS



Shenzhen: residential developments in the City



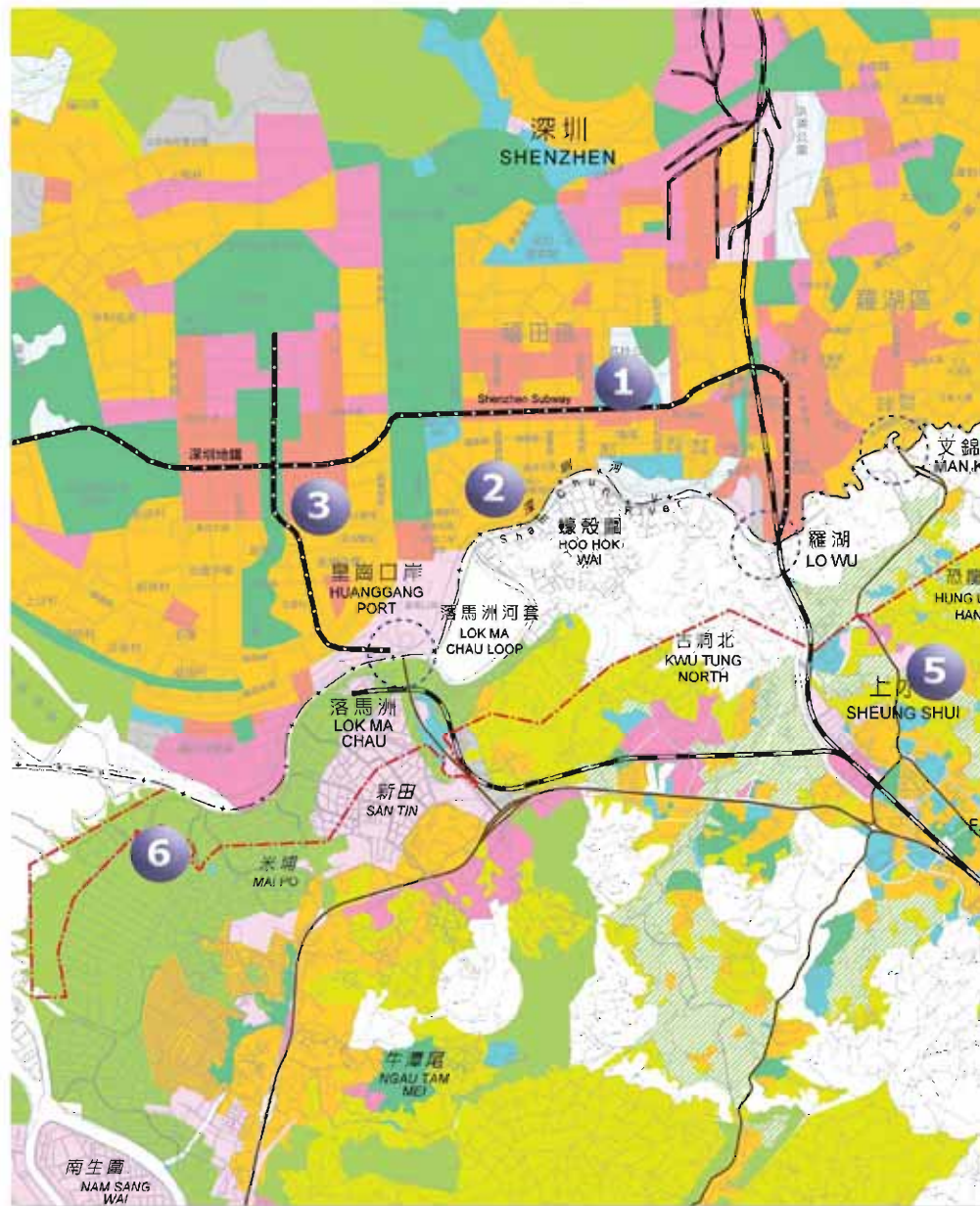
Shenzhen River



Shenzhen CBD: a recent development area mixed with commercial and government uses in Futian as the new city center of Shenzhen

## Shenzhen

While FCA falls entirely within the territory of Hong Kong, Shenzhen is located to its north. The Central Business District (CBD) in Futian is close to the Study Area and other residential and commercial uses are developed right at the boundary of Hong Kong and Shenzhen.



## Hong Kong

The areas adjacent to the Study Area are predominantly rural in nature. The nearest New Town, Sheung Shui / Fanling, is about 6km away. Open storage and industrial uses are scattered in the Ping Che and Ta Kwu Ling areas.



Open Storage



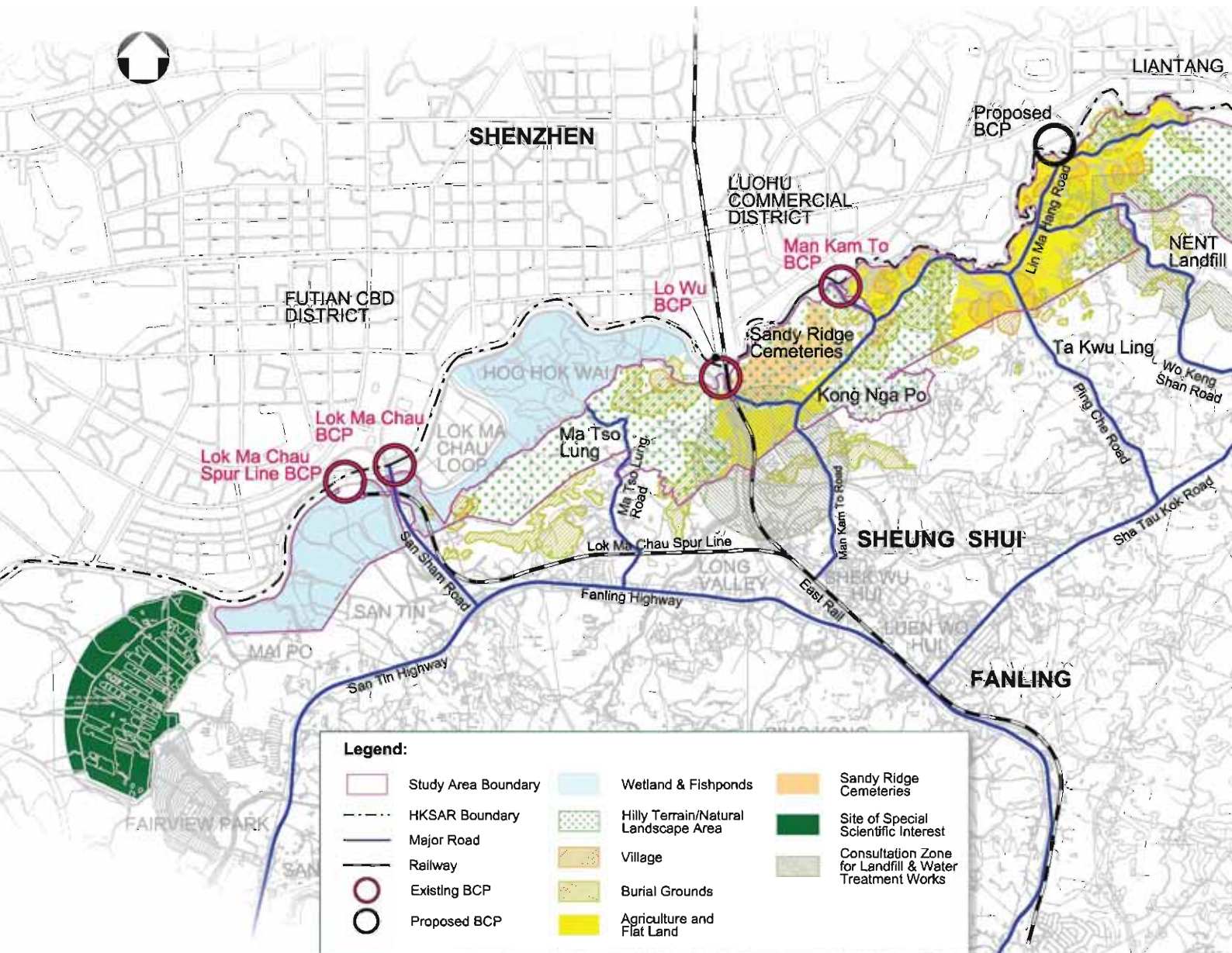
Sheung Shui



Nature Reserve

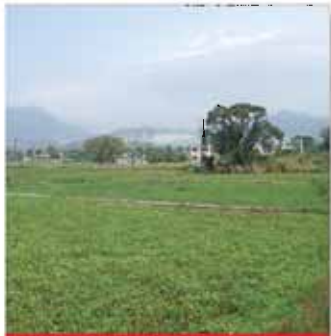
# DEVELOPMENT CONSTRAINTS

The Study Area mainly comprises hilly terrain, woodland, wetlands, agriculture land, cemeteries, burial grounds, boundary control points and a number of village settlements. Part of the Study Area is within the Consultation Zones for the North East New Territories Landfill and the Sheung Shui Water Treatment Works. Many of these areas contain features with cultural heritage and landscape value which are worth preserving. Undisturbed woodland mainly concentrates in the eastern portion of the Study Area, while the wetland/fishponds lie in the western portion. Villages and burial grounds are mostly scattered in the middle portion of the Study Area, interspersed with both active and fallow agricultural land. Transport and infrastructural facilities within the Study Area are limited.





Wetland



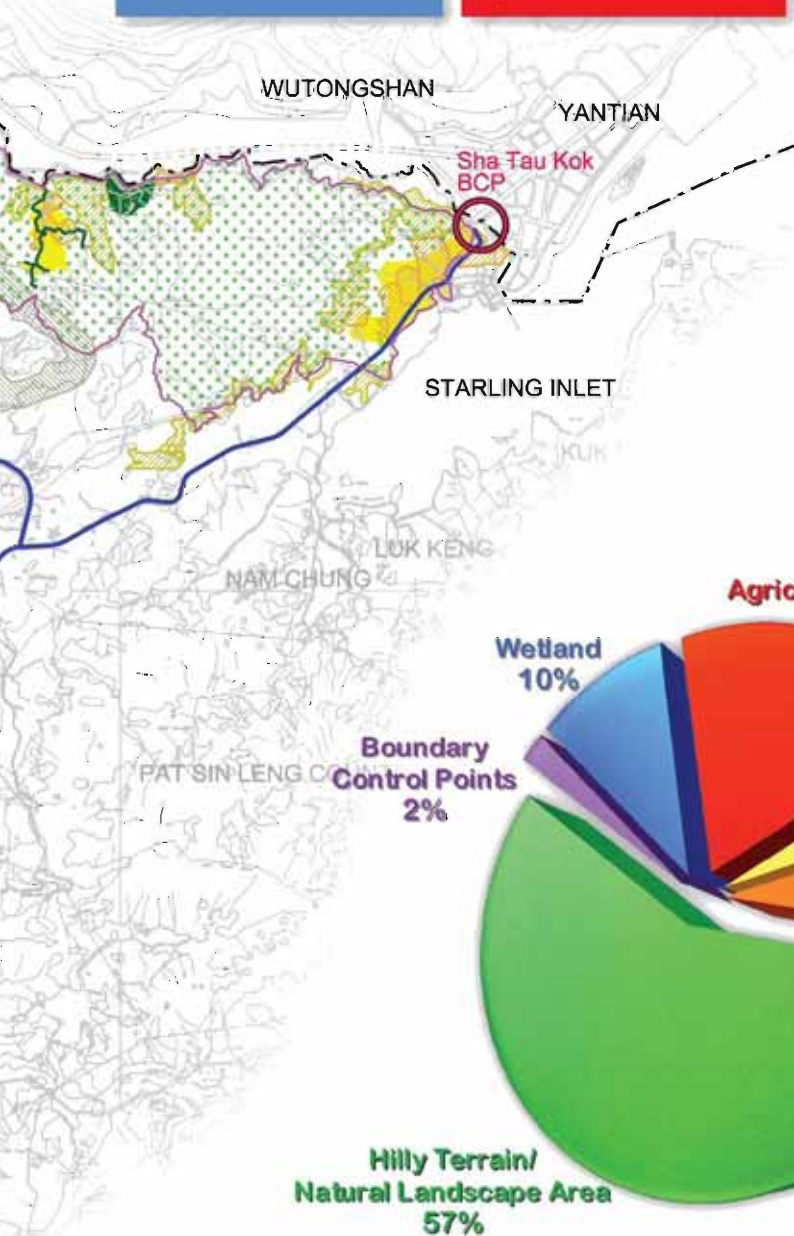
Agriculture and Flat Land



Village Settlements



Cemeteries

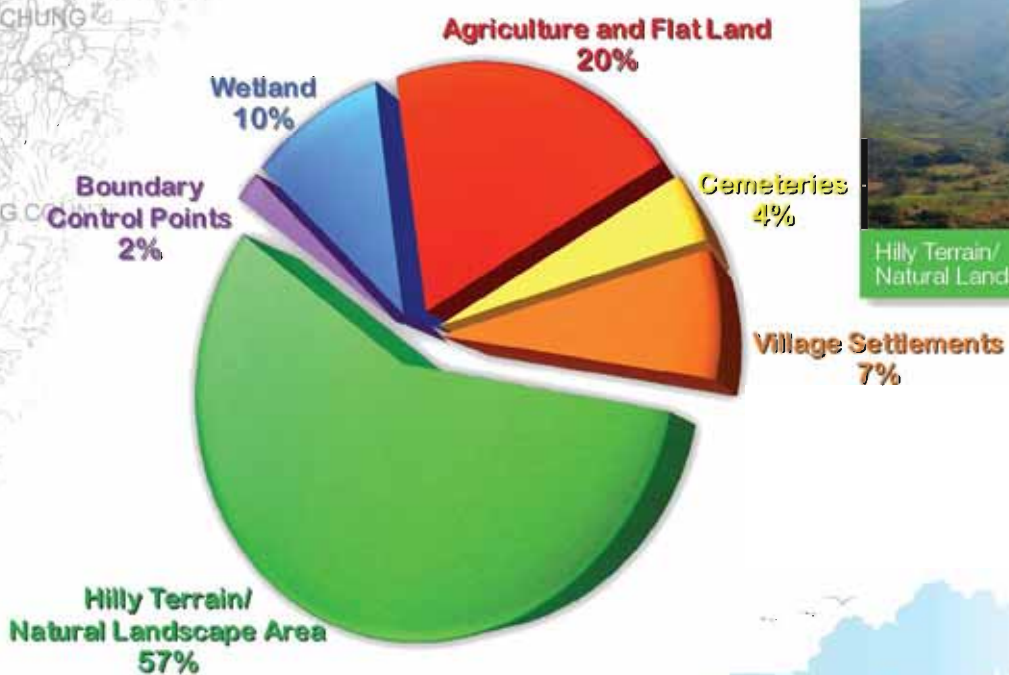


Boundary Control Points

- Lok Ma Chau Spur Line
- Lok Ma Chau
- Lo Wu
- Man Kam To
- Sha Tau Kok



Hilly Terrain/  
Natural Landscape Area



# OPPORTUNITIES

## Natural Environment

The hilly terrain and secondary woodland in the eastern portion of the Study Area have potential for designation as a Country Park to promote tourism and protect the environment



## Culture

The cultural heritage resources have potential for adaptive re-use and may be linked together to form heritage trails for the promotion of heritage tourism



## Agriculture

Abandoned farmland could be rehabilitated for green farming/ horticulture to promote living in a sustainable manner





## Ecology

Wetland/fishponds could be enhanced as “Eco-Tourism Action Area” with supporting tourism facilities such as “Eco-Lodge” and “Eco-Trails” for the promotion of eco-tourism



## Cross Boundary Location

The FCA, strategically located at the boundary between Hong Kong and Shenzhen, provides an opportunity for uses at suitable locations to enhance the functions of the two cities



# INITIAL COMMUNITY VIEWS

Public views collected through initial consultation with major stakeholders have all been taken into account in the formulation of the Draft Concept Plan. They can be broadly categorized into the following:

## Strengthen Nature Conservation

- Preservation of rural landscape and ecosystem
- Designation of country park
- Provision of ecological link for animals in the Robin's Nest area and birds in the wetland / fishponds area



## Respect Indigenous Villagers' Rights

- Reservation of sufficient land for village houses development



## Promote Heritage and Eco-Tourism

- Promotion of cultural heritage and Eco-Tourism
- Promotion of adaptive re-use of structures with cultural heritage value
- Provision of facilities such as eco-hiking trail and "Eco-Lodge"





## Enhance Investment Opportunity and Cross-Boundary Cooperation

- Open storage and logistics facilities
- Hi-tech/value-added/capital intensive production industries



## Encourage Development

- Low-density residential development
- Commercial and business activities



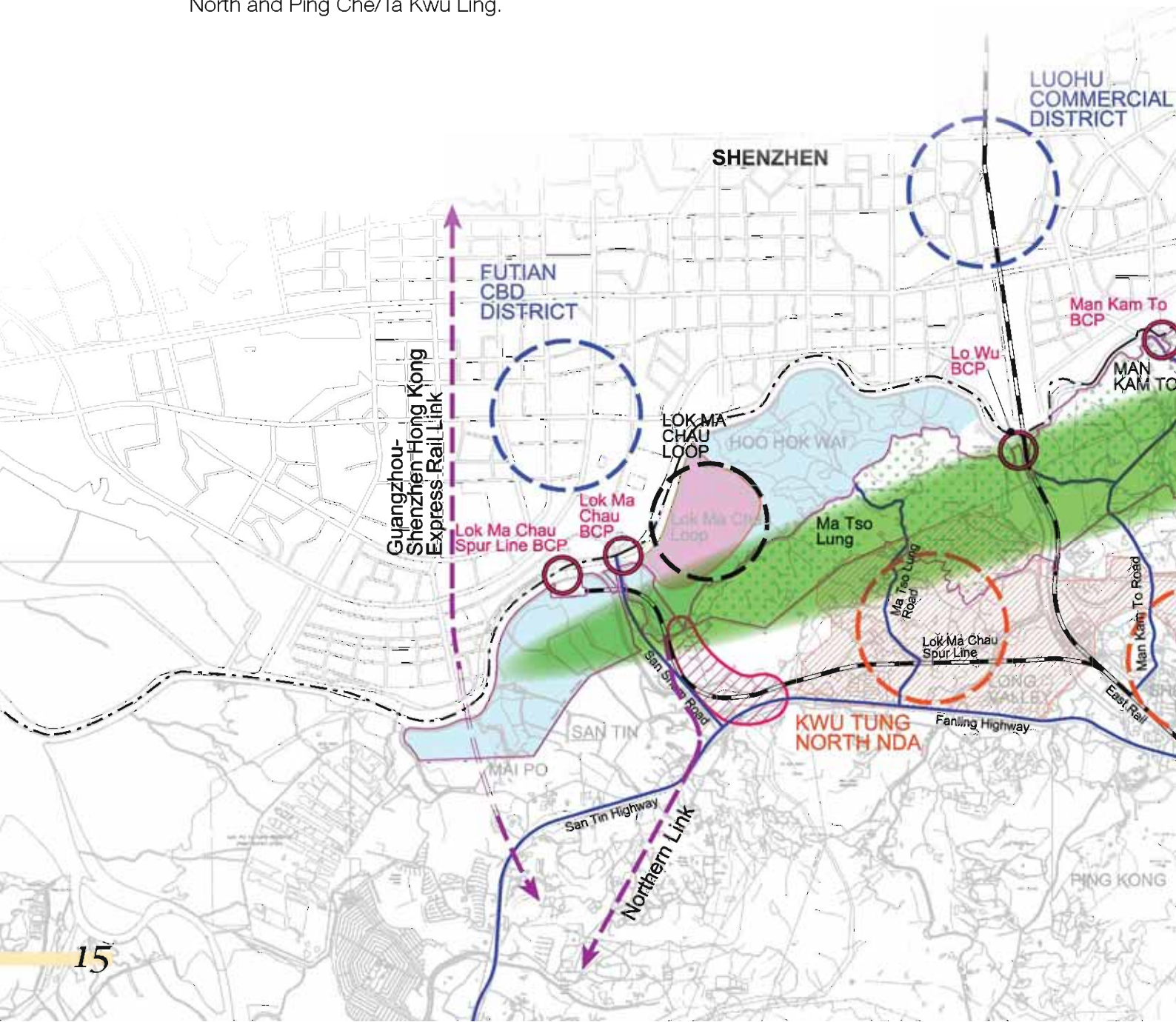
## Improve Local Transport Linkage & Infrastructural Provision

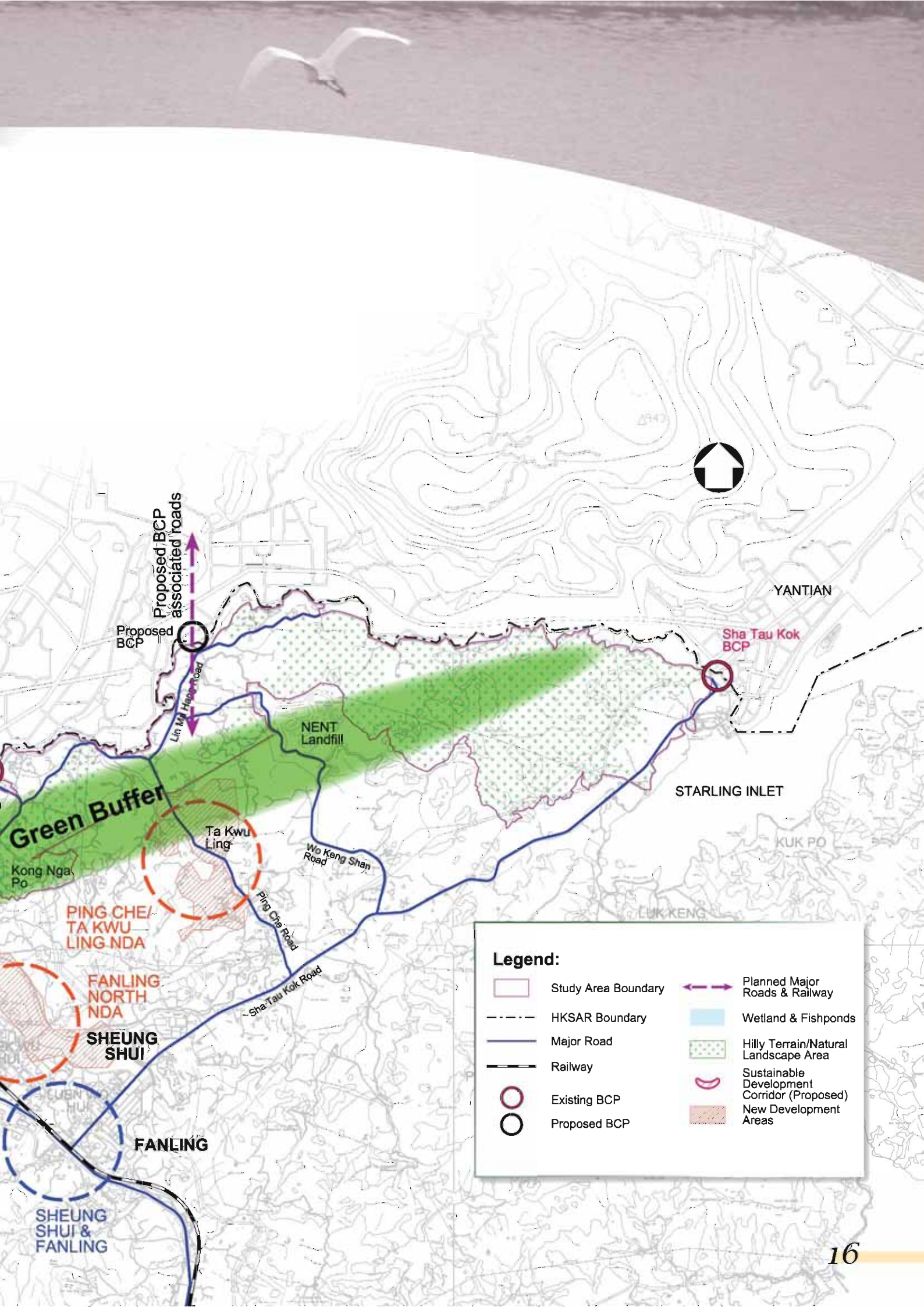
- Limited and substandard roads
- Inadequate infrastructures
- Inadequate public transport services



# STRATEGIC CONTEXT

- Areas immediately adjacent to the Study Area in Shenzhen, including the core commercial and business areas in Futian and Luohu districts, are highly urbanized. In contrast, vast areas of the Study Area remain undisturbed and are ecologically and environmentally sensitive.
- The strategic boundary location of the Study Area should be capitalized in strengthening cooperation between Hong Kong and Shenzhen bringing mutual benefits to both cities.
- The Study Area could function as a “Green Buffer” between the two cities. While suitable developments to capitalize on the strategic boundary location could be concentrated in selected areas such as the vicinity of boundary control points, Lok Ma Chau Loop close to the Shenzhen Futian commercial area and the New Development Areas (NDAs) at Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling.





Proposed BCP associated roads

Proposed BCP

Lin Ma Hei Road

NENT Landfill

Ta Kwu Ling

Wo Keng Shan Road

Pir Chee Road

Sha Tau Kok Road

Sha Tau Kok BCP

STARLING INLET

KUK PO

LUK KENG

YANTIAN

Kong Nga Po

PING CHE TA KWU LING NDA








FANLING NORTH NDA

SHEUNG SHUI

FANLING

SHEUNG SHUI & FANLING

**Legend:**

-  Study Area Boundary
-  HKSAR Boundary
-  Major Road
-  Railway
-  Existing BCP
-  Proposed BCP
-  Planned Major Roads & Railway
-  Wetland & Fishponds
-  Hilly Terrain/Natural Landscape Area
-  Sustainable Development Corridor (Proposed)
-  New Development Areas



# VISION

## 1. Strengthen Nature Conservation



## 3. Promote Sustainable Uses





*A Belt of  
Conservation, Cultural Heritage  
and Sustainable Uses  
between  
Hong Kong and Shenzhen*

**2. Conserve Cultural Heritage Resources**



# Theme 1: Strengthen Nature Conservation

The Study Area is endowed with rich natural resources worthy of conservation. The valuable woodland in the eastern portion and the fishponds/wetlands in the western portion of the Study Area, together with the built and cultural heritage found throughout the Study Area, form the longest strip of Conservation Belt in the northern part of Hong Kong.

## Protection of Areas with High Ecological Value

e.g. Ho Sheung Heung Egretry

Conservation of one of Hong Kong's largest colonies of egrets



## Protection of Areas with High Quality Landscape

Designation of Country Park at Robin's Nest

Robin's Nest as Country Park to conserve its ecological and landscape resources including woodland

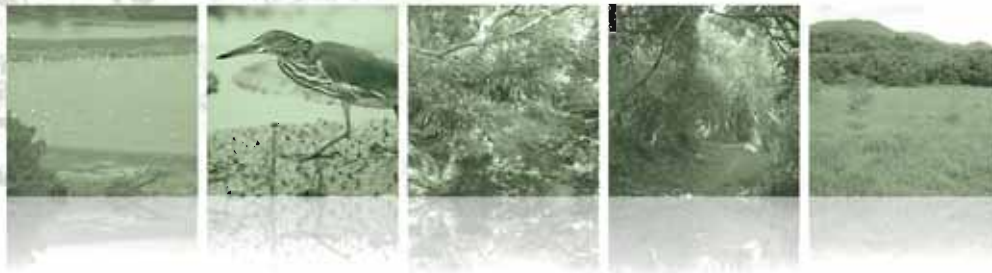


## Protection of Fish Ponds/Wetlands

Enhancement of fish ponds/wetlands

Enhance conservation of fish ponds/wetlands through new measures, viz. management agreements with landowners and public-private partnership, promulgated under the Nature Conservation Policy.





### Protection of Agricultural Land

Encouragement of environmentally friendly farming/horticulture on abandoned agricultural land



### Protection of Sites of Special Scientific Interest (SSSIs)

e.g. Lin Ma Hang Lead Mines SSSI and Lin Ma Hang Stream SSSI

## Protection and Strengthening of Ecological Link to Maintain Biodiversity

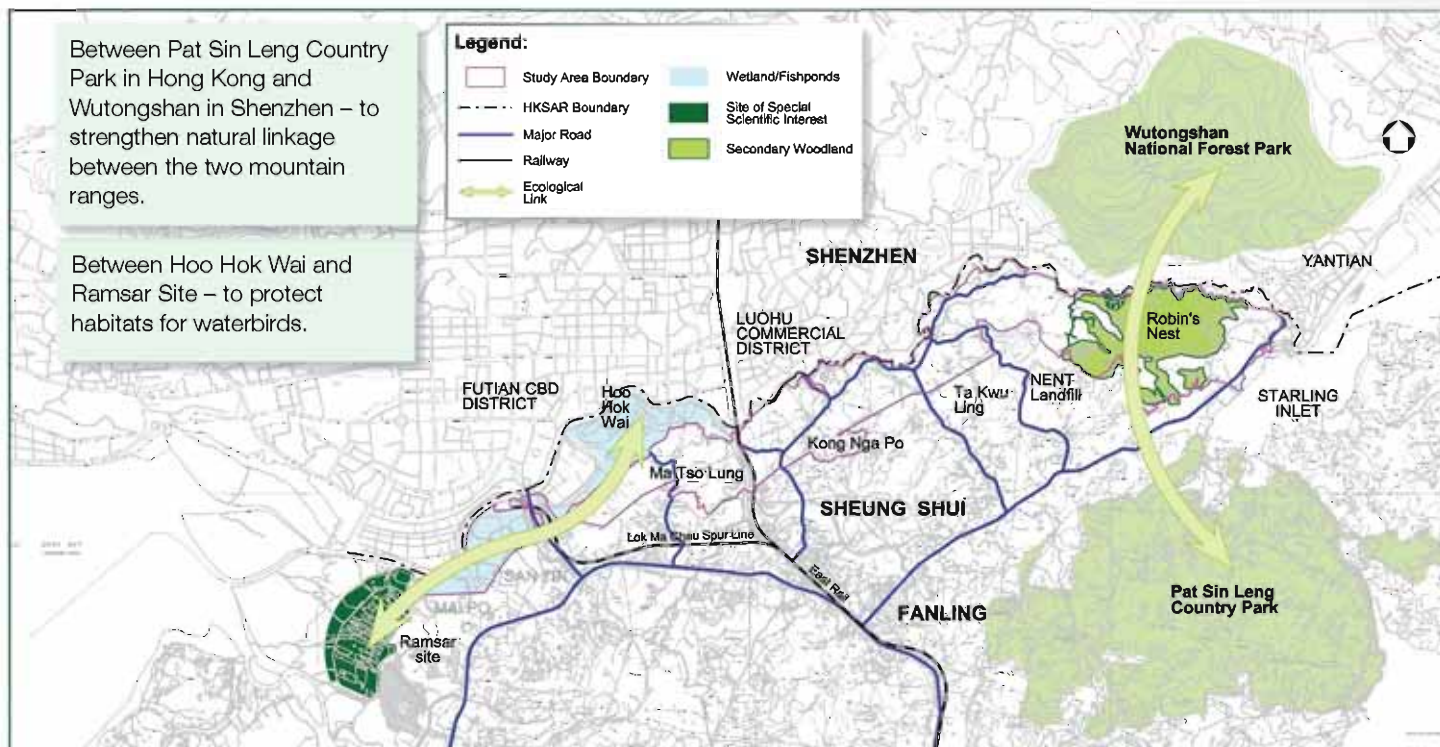
Conserve existing ecological links from Robin's Nest to Wutongshan and Mai Po to Hoo Hok Wai

Between Pat Sin Leng Country Park in Hong Kong and Wutongshan in Shenzhen – to strengthen natural linkage between the two mountain ranges.

Between Hoo Hok Wai and Ramsar Site – to protect habitats for waterbirds.

**Legend:**

- Study Area Boundary
- HKSAR Boundary
- Major Road
- Railway
- Ecological Link
- Wetland/Fishponds
- Site of Special Scientific Interest
- Secondary Woodland



# Theme 1: Strengthen Nature Conservation

## Hiking Trails

Hiking Trails provide opportunity for the community to appreciate natural landscape in the Area.

Trails linking:

- Cheung Shan Monastery and Lin Ma Hang via Robin's Nest; and
- Tai Shek Mo with Lok Ma Chau via Hoo Hok Wai.

## Bicycle Routes

Bicycle Routes would facilitate appreciation of natural and rural landscape, fishponds and wetlands between Lok Ma Chau and Lo Wu Ma Tso Lung via the existing Border Road.

## Lookout Points

Lookout Points provide visual amenity for visitors. These include hilltops from which inspiring panoramas can be seen on the cross-boundary areas; hillsides, hilltops and valleys, etc. These Lookout Points could be provided at the tophills at Tai Shek Mo and Robin's Nest.



Lin Ma Hang Village



Lin Ma Hang Stream



Lin Ma Hang Lead Mines



Robin's Nest



Wetland near Staring Inlet





 Hiking Trail



Lin Ma Hang Lead Mines  
SSSI - Important bat roost

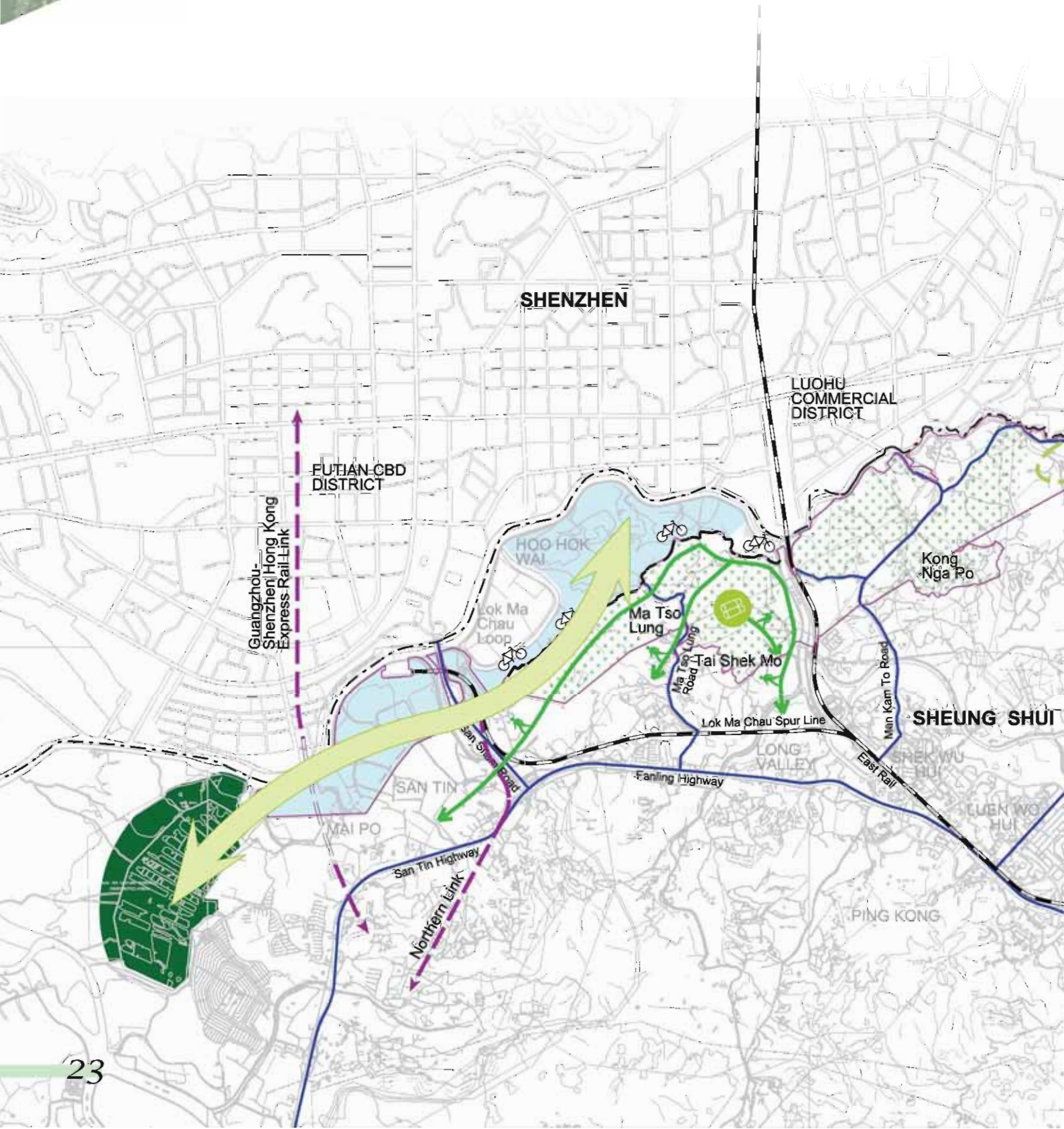
Sensitive secondary  
woodland at Robin's Nest -  
good ecological linkage  
with Wutongshan in  
Shenzhen

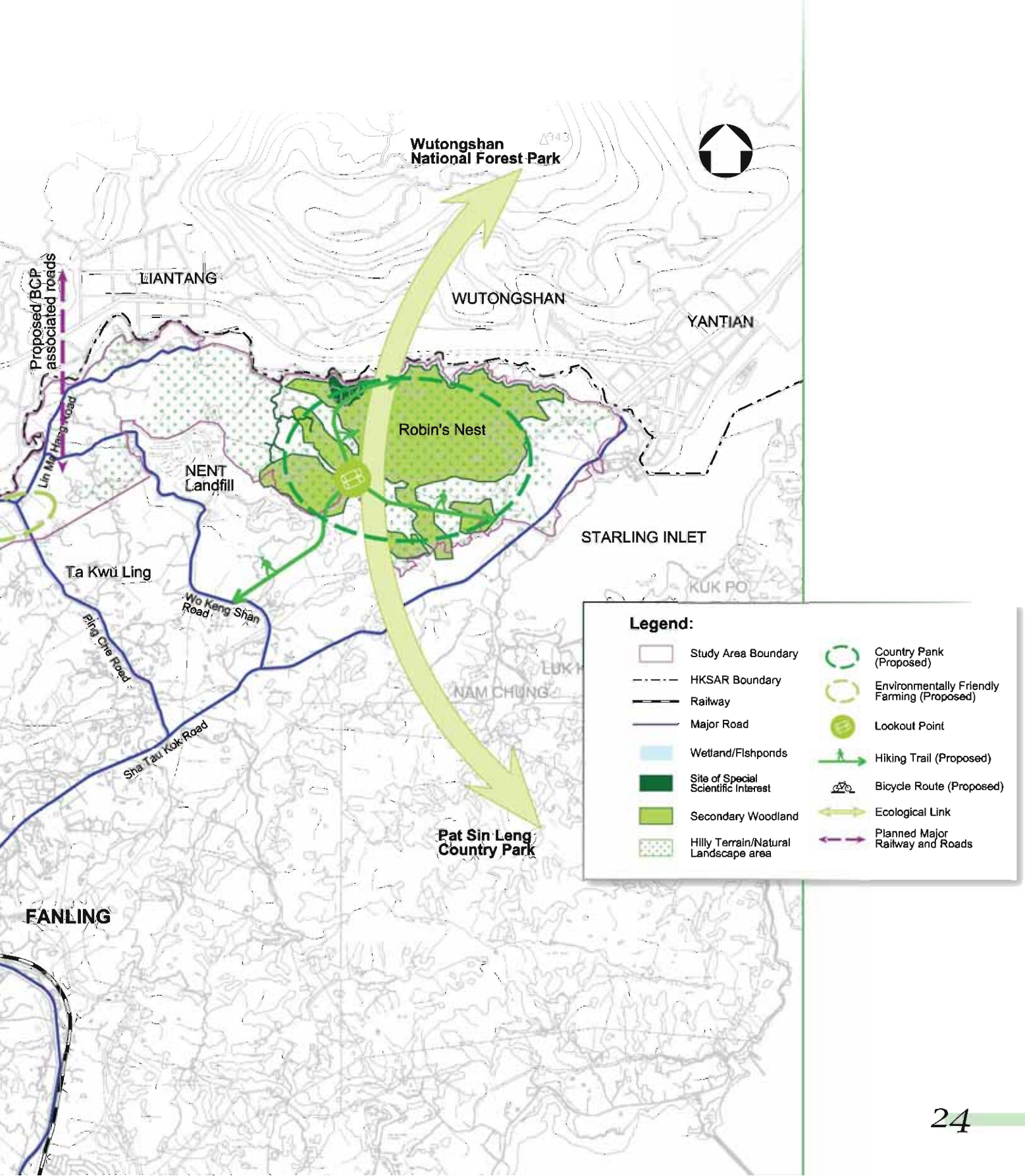
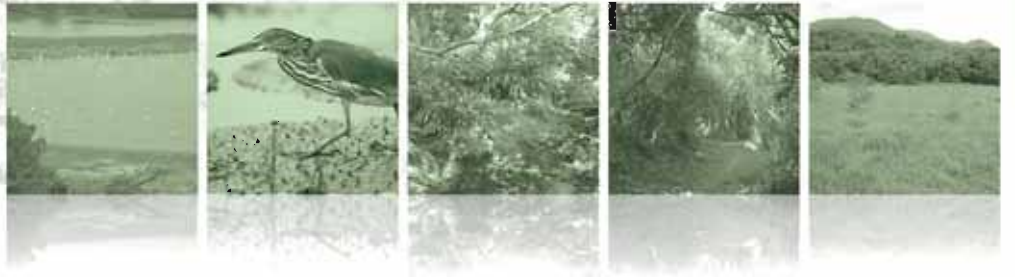
Starling Inlet Wetland  
adjacent to Study Area

**Hiking Trail from Lin Ma Hang to Robin's Nest**  
Hiking Trails linking Cheung Shan Monastery and Lin Ma Hang via the natural landscape in the Robin's Nest area on the mountainous topography of the eastern portion of the Study Area surrounding Robin's Nest

Starling Inlet

# Theme 1: Strengthen Nature Conservation

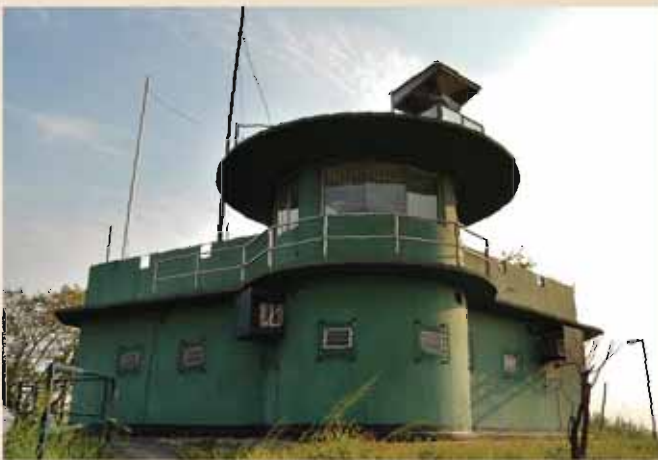




## Theme 2: Conserve Cultural Heritage Resources

The natural and cultural heritage resources within the Study Area provide opportunities for cultural heritage and eco-tourism development in a sustainable manner. These individual resources (**Points**) are scattered all over the Study Area, and could be linked up to form **Lines**. These Lines, when grouped together forming a **Surface**, further enhance the potential for development of cultural heritage and eco-tourism with a diversity of activities, including experiencing traditional village life, viewing the diversified rural landscape and the cultural heritage features, and appreciating the wetland/fishponds landscape. The Study Area will provide an ideal recreation outlet for locals and tourists alike.

### Graded Buildings:



MacIntosh Fort



Residence of Ip Ting-sz



Ta Kwu Ling Police Station



### Historic Buildings & Structures:



Ancestral Hall



Residential House



Schools/Study Halls



Temple



Watch Tower



Entrances Gate



Kiln



Wall Frieze



Wooden Plaque



Bridge



Old Well



Earth Shrine

## Theme 2: Conserve Cultural Heritage Resources

### A “Point-Line-Surface” Approach

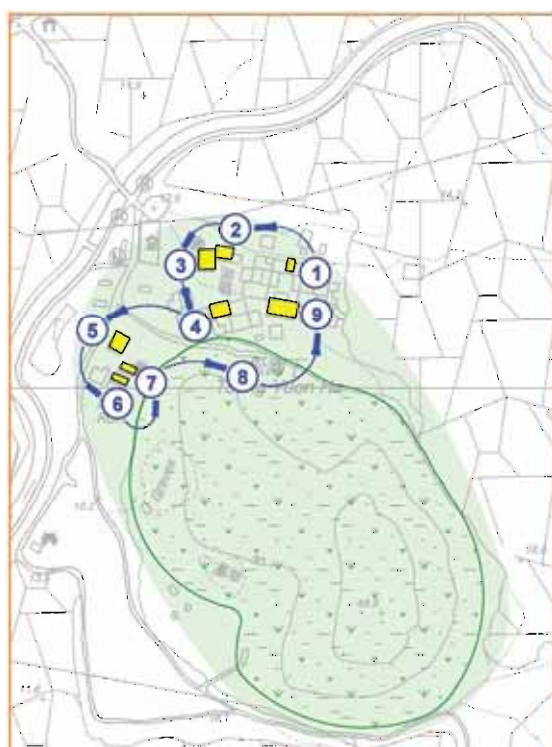
~ to bring social vibrancy and boost the local economy in a sustainable manner

Revitalizing individual POINTS (i.e. individual built heritage) of cultural heritage attraction

- Provide incentives for preservation of building/structures with cultural/heritage value
- Encourage the grouping of features with cultural heritage value for adaptive re-use to add vibrancy to villages and boost the local economy
- Provide incentive to non-governmental organizations for refurbishing vacant houses and disused schools, such as holiday camps, village life experience centres, retirement villages
- Encourage re-cultivation of fallow agricultural land around villages

Developing LINES (i.e. a trail) to link up points within a cultural heritage cluster

- Provision of hiking trails to lead visitors from one cultural heritage point to another
- Provision of lookout points for visual appreciation of cultural heritage points from different directions and angles



#### Individual Points of Cultural Heritage Attraction

- ① Residential House Constructed before 1950
- ② Residential House Constructed before 1950
- ③ Ho Ancestral Hall
- ④ Residential House Constructed before 1950
- ⑤ Residential House Possibly Occupied by the Japanese in the early 1940s
- ⑥ Historical Residential House
- ⑦ Kiu Fong Ancestral Hall
- ⑧ Fung Shui Woodland
- ⑨ Residential House Constructed before 1950

#### Legend

- ① Cultural Heritage attraction (Point)
- Physical trails (Line)
- Entire Group of Cultural Heritage attraction (Surface)
- Fung Shui Wood



Cultural Heritage Trail Concept for a Typical Village  
(Tsung Yuen Ha as an example)

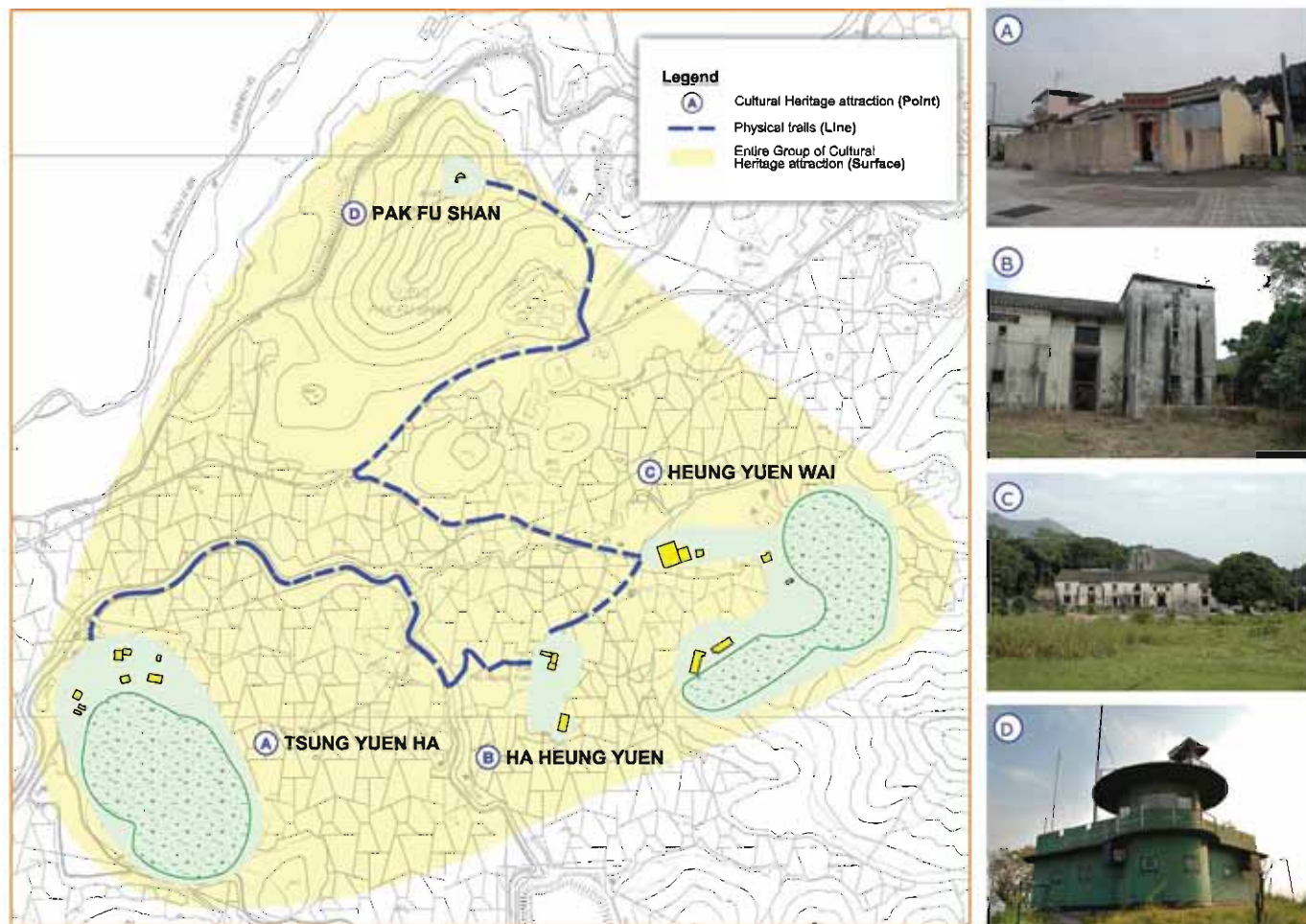


**Extending lines to form a SURFACE (i.e. an area) with several cultural heritage clusters**

- Groups of points and lines would form an overall setting of cultural heritage attractions

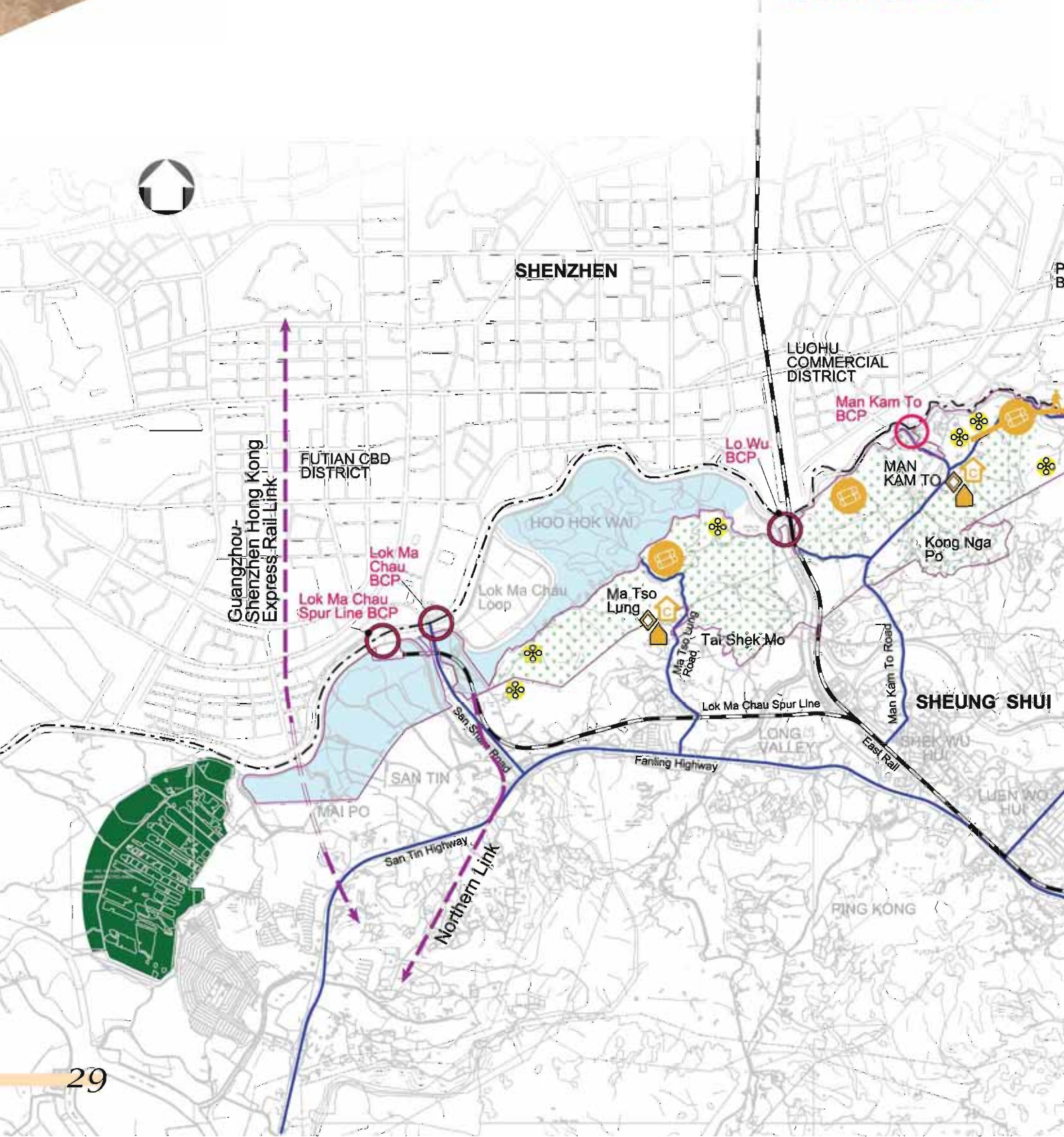
**A typical example –**

In the central part of the Study Area, a number of villages (e.g. Tsung Yuen Ha, Ha Heung Yuen, Heung Yuen Wai, Chow Tin Tsuen, Fung Wong Wu) have a variety of features with cultural heritage value, a large amount of fallow agricultural land with three MacIntosh Forts (Nam Hang, Nga Yiu, Pak Fu Shan) of Grade II Historical Building status. A cultural heritage setting could be fostered by integrating these historic features with the village settlements and fallow land through a “Point-Line-Surface” approach.

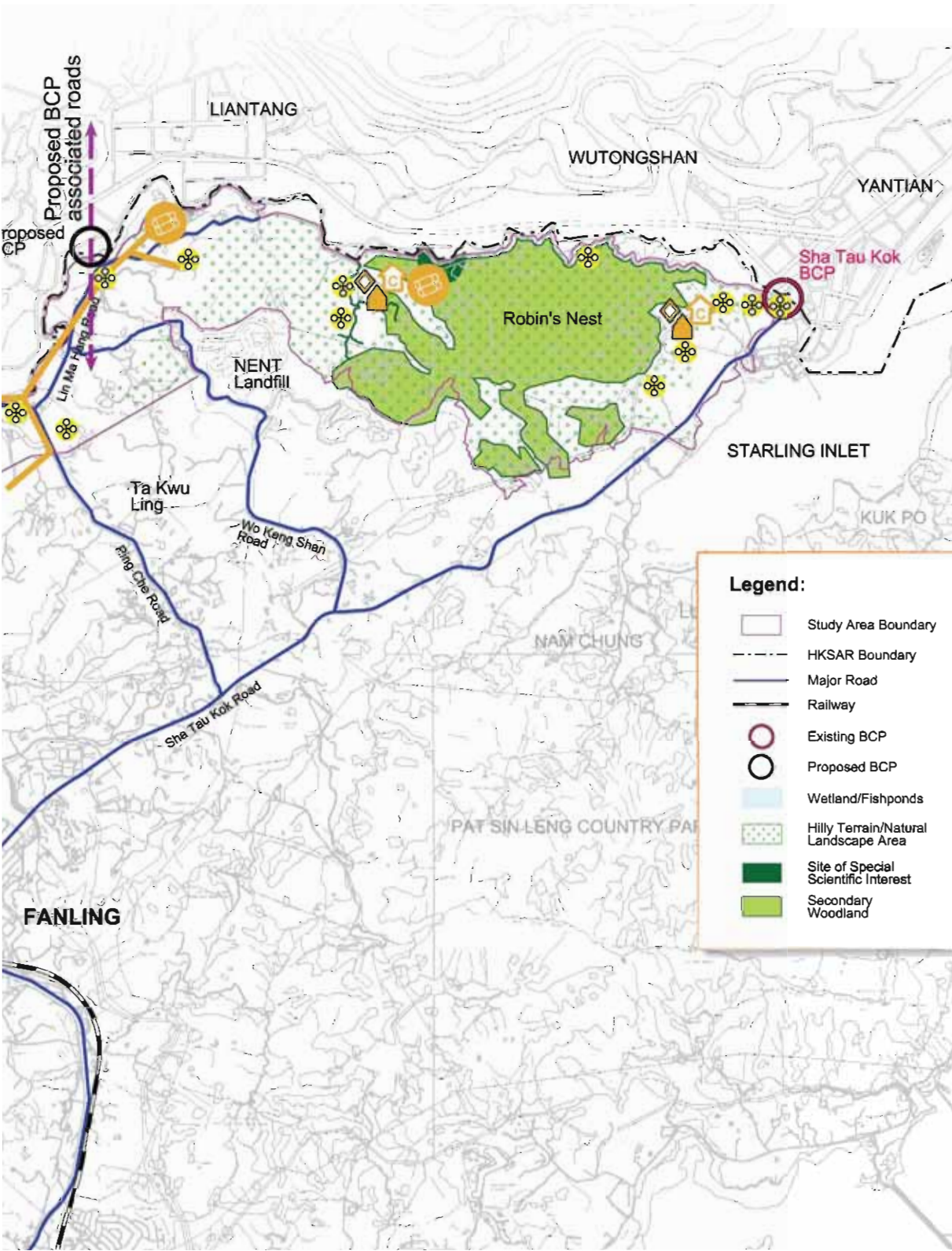


Cultural Heritage Trail Concept for an Area

# Theme 2: Conserve Cultural Heritage Resources







**Legend:**

	Study Area Boundary		Planned Major Roads & Railway
	HKSAR Boundary		Heritage/Graded Buildings
	Major Road		MacIntosh Fort (Potential for Lookout Point)
	Railway		Cultural and Heritage Trail (Proposed)
	Existing BCP	Some Possible Adaptive Use of Disused Schools for:	
	Proposed BCP		Holiday Camp
	Wetland/Fishponds		Village Life Experience
	Hilly Terrain/Natural Landscape Area		Retirement Village
	Site of Special Scientific Interest		
	Secondary Woodland		

## Theme 3: Promote Sustainable Uses

### Capitalize on the Boundary Location as well as the Natural and Cultural Heritage Resources

#### Identification of appropriate scale/form of development at suitable locations

##### Eco-Lodge

- Clearing existing ruined structures in Ma Tso Lung for Eco-Lodge as places for appreciation of natural features, fish ponds/wetlands and rural landscape.



##### Low density residential development at Kong Nga Po

- A new community to showcase green architecture and sustainable living concepts such as energy-saving building materials



#### Integration of appropriate developments inside and outside the Study Area

- Development Corridor along Lok Ma Chau BCP and its connecting roads linking Futian, Lok Ma Chau Loop and North Western New Territories
- Possibility for provision of land for high value-added/ hi-tech production activities and tertiary education facilities
- New Development Areas at Kwu Tung North and Fanling North to accommodate future population growth
- New Development Areas at Ping Che/Ta Kwu Ling as reception area for displaced open storage uses and special industries to meet the territorial demand

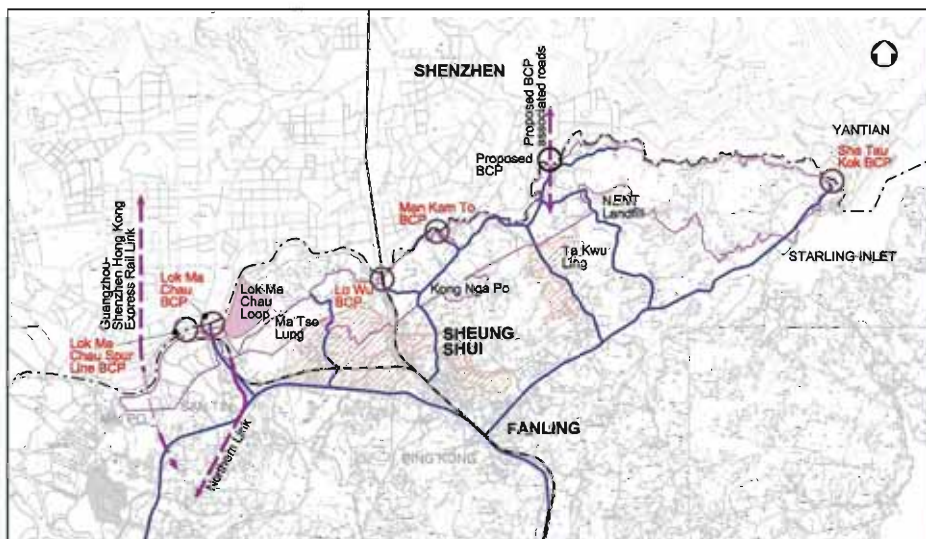




### Improvement and enhancement of cross-boundary traffic movements

- Measures to improve and enhance cross-boundary traffic at existing crossings would be examined
- Due consideration will be given to the Liantang Control Point Proposal

**Legend:**

### Identification of suitable sites for sustainable and orderly village development

- Respect rights and interests of indigenous villagers
- Promote orderly village expansion in line with the existing village settings

### Improvement of Infrastructural Provision

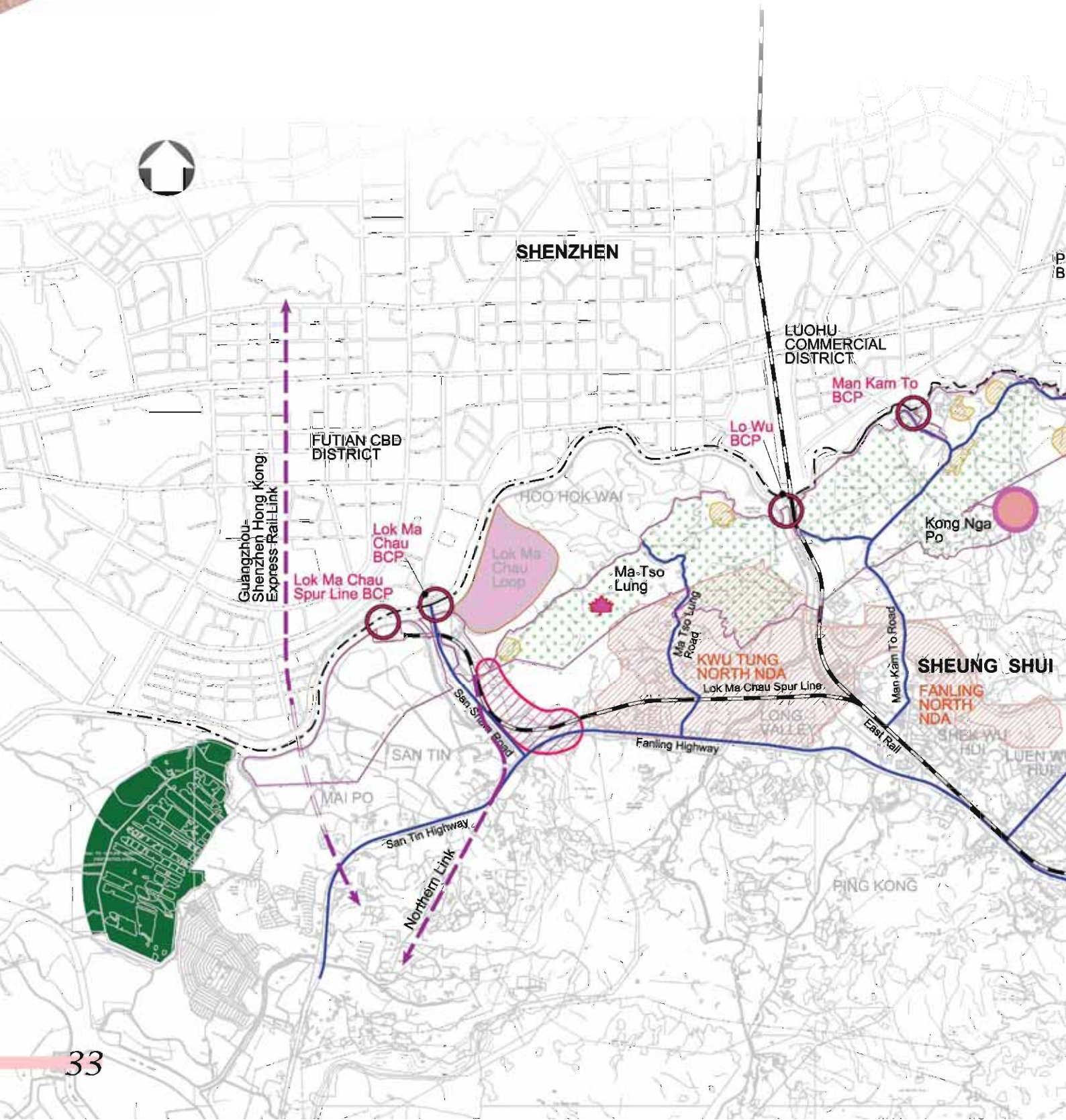


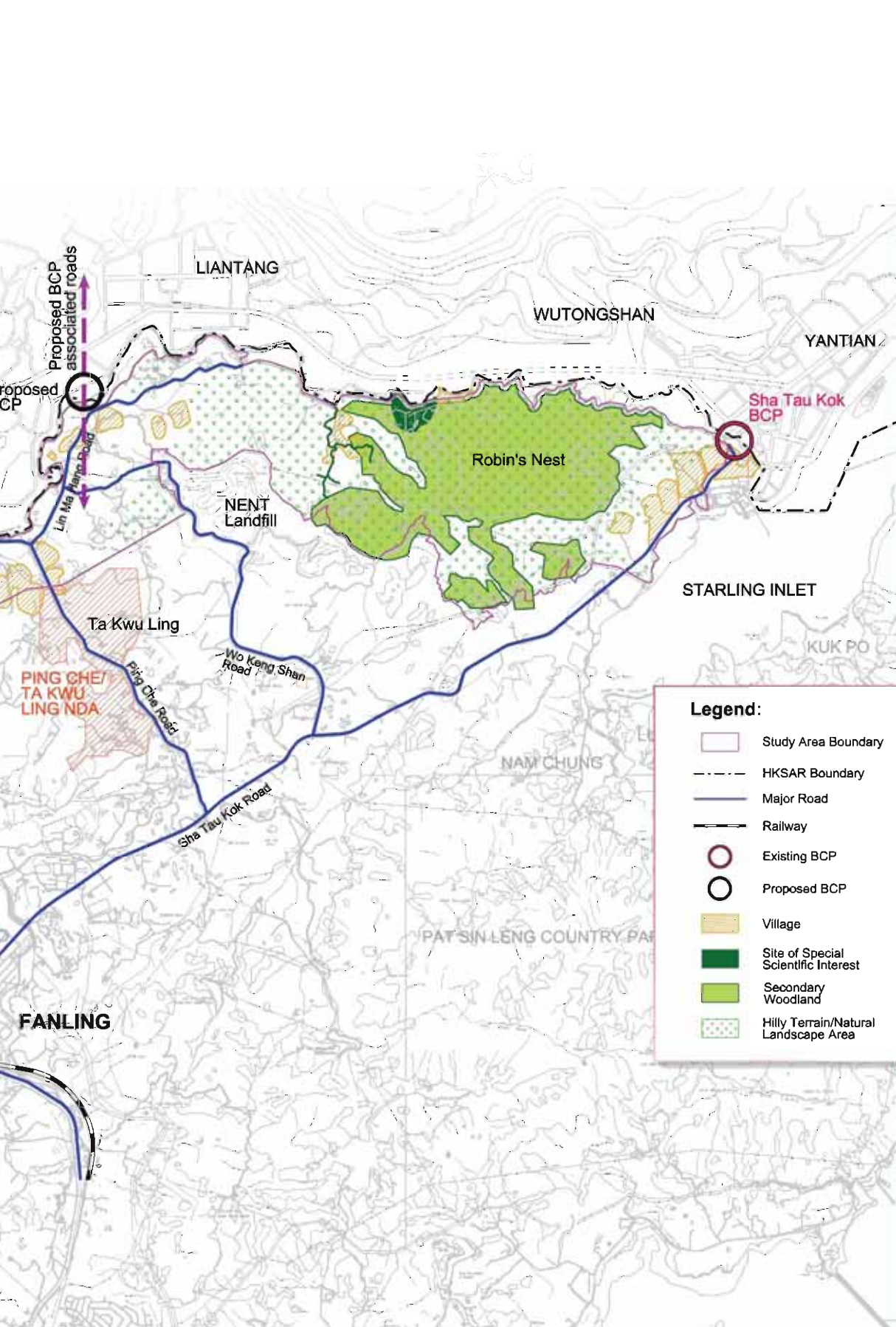
- Upgrade existing local roads in terms of widening of carriageway and pavement, provision of lay-bys, improvement of gradient, curvature and junction design, and construction of access roads to support traffic demand (e.g. access road to Heung Yuen Wai and Tsung Yuen Ha)
- Improve sewerage infrastructure such as sewage treatment works, local treatment works or septic tanks
- Drainage improvement works, in addition to the current study, are being proposed as part of the recommendations under various studies; upgrading of these works, where necessary, will be investigated
- Encourage improvement of gas & water supply to serve local residents

### Enhancement of Social Well-being

- Improvement of infrastructure for villages including water pipes, drainage, access roads, provision of public facilities, etc. will help satisfy villagers' daily needs and improve their living conditions
- Proposals such as Village Life Experience, Cultural and Heritage Trail, Holiday Camp, Retirement Village and Environmentally Friendly Farming will help revitalize the local economy and bring job opportunities

# Theme 3: Promote Sustainable Uses



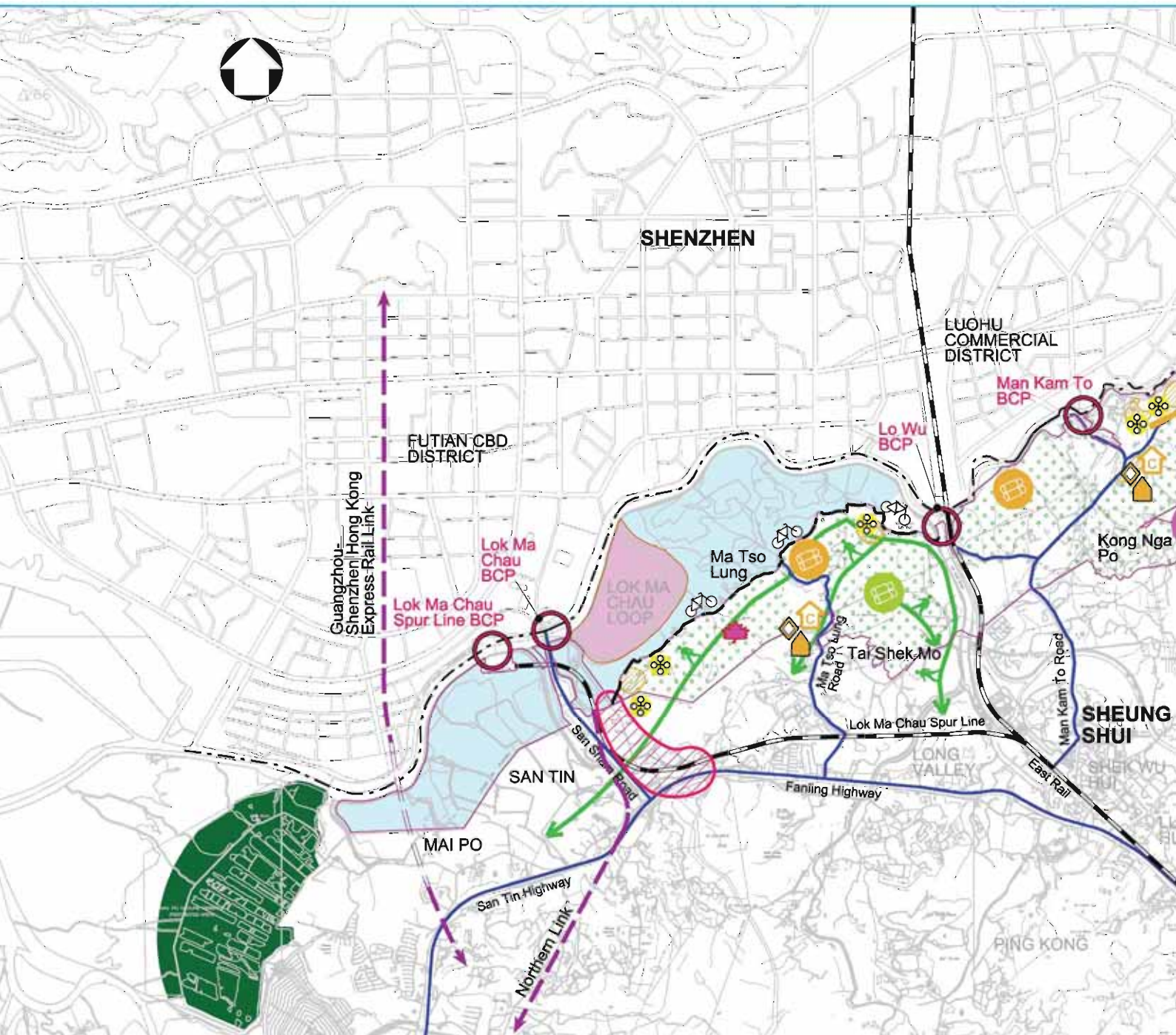


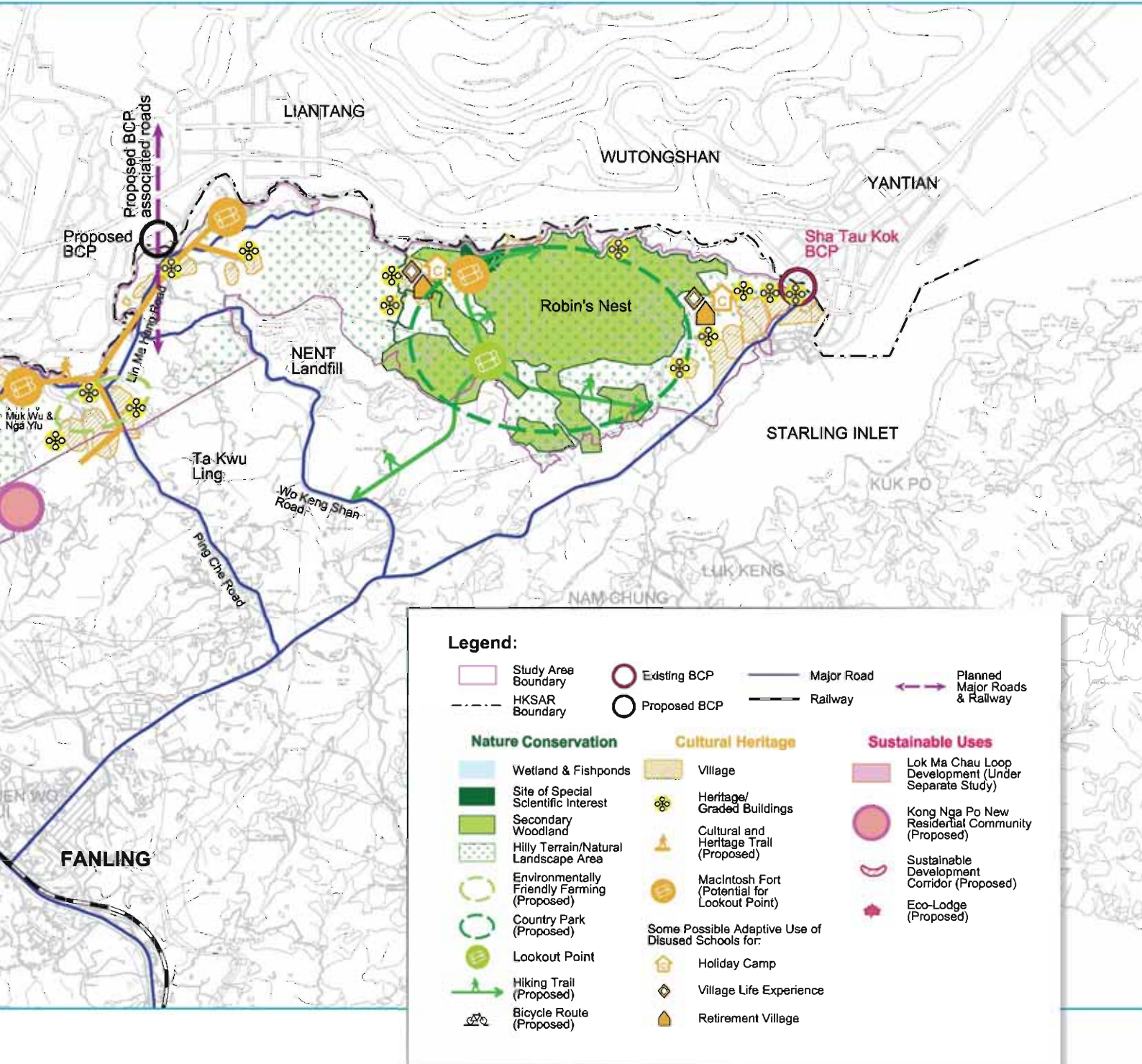
**Legend:**

	Study Area Boundary		Planned Major Roads & Railway
	HKSAR Boundary		New Development Area
	Major Road		Lok Ma Chau Loop Development (Under Separate Study)
	Railway		Kong Nga Po New Residential Community (Proposed)
	Existing BCP		Sustainable Development Corridor (Proposed)
	Proposed BCP		Eco-Lodge (Proposed)
	Village		
	Site of Special Scientific Interest		
	Secondary Woodland		
	Hilly Terrain/Natural Landscape Area		

# DRAFT CONCEPT PLAN

The foregoing proposals under the Three Themes, namely, Strengthen Nature Conservation, Conserve Cultural Heritage Resources, and Promote Sustainable Uses, have been integrated into the Draft Concept Plan. These land use proposals are complementary in the formulation of an envisioned “A Belt of Conservation, Cultural Heritage and Sustainable Uses between Hong Kong and Shenzhen”





**Legend:**

Study Area Boundary	Existing BCP	Major Road	Planned Major Roads & Railway
HKSAR Boundary	Proposed BCP	Railway	

Nature Conservation	Cultural Heritage	Sustainable Uses
Wetland & Fishponds	Village	Lok Ma Chau Loop Development (Under Separate Study)
Site of Special Scientific Interest	Heritage/Graded Buildings	Kong Nga Po New Residential Community (Proposed)
Secondary Woodland	Cultural and Heritage Trail (Proposed)	Sustainable Development Corridor (Proposed)
Hilly Terrain/Natural Landscape Area	MacIntosh Fort (Potential for Lookout Point)	Eco-Lodge (Proposed)
Environmentally Friendly Farming (Proposed)	Some Possible Adaptive Use of Disused Schools for:	
Country Park (Proposed)	Holiday Camp	
Lookout Point	Village Life Experience	
Hiking Trail (Proposed)	Retirement Village	
Bicycle Route (Proposed)		

# WAY FORWARD

At this stage of the Study, our attention is focus on whether the Draft Concept Plan reflects the community vision for this strategically located area. Based on the public comments received, the proposals in the Draft Concept Plan will be refined and further developed. More detailed technical assessments will be undertaken with a view to formulating a Draft Development Plan for the Second Stage Community Engagement.

## YOUR VIEWS

### Written Comments

Please consider the following issues when providing your comments:

- What is your vision for the Frontier Closed Area?
- Do you have any comments on the proposed development themes?
- Do you have any comments on the proposals to strengthen conservation?
- Do you have any comments on the proposals to conserve cultural heritage?
- Do you have any comments on the proposals to promote sustainable uses that capitalize on the boundary location as well as the natural and cultural heritage resources?
- What land use proposals you support or not support and why?
- Do you have any comments and other suggestions on the Draft Concept Plan?

You are encouraged to submit your written comments to us by **8 August 2008**:

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](mailto:srpd@pland.gov.hk)

Online: You may also send us 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)

### FURTHER INFORMATION

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

<http://www.pland.gov.hk/>

#### 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.