

## 邊境禁區的土地規劃研究 概念規劃草圖

### 目的

1. 本文件的目的是，是就以「邊境禁區的土地規劃研究」為題的顧問研究(下稱「研究」)所建議的概念規劃草圖，徵求議員的意見。第一階段社區參與摘要載於附錄 I。

### 背景

2. 二零零六年九月，政府公布邊境禁區覆蓋範圍檢討的結果，建議把邊境禁區的土地範圍由約 2800 公頃縮減至約 800 公頃。二零零六年九月至十一月，政府就檢討的結果諮詢有關團體。在考慮諮詢期間所接獲的意見後，政府在二零零八年一月公布最終定案，將邊境禁區覆蓋範圍進一步縮減至約 400 公頃。為了制定規劃大綱，為邊境禁區所釋出的廣闊土地提供保育和發展方面的指引，規劃署已展開研究，探討該區的發展潛力和限制。研究的目標是在新邊境禁區界線生效前制定大綱，用作擬備法定規劃圖則。研究亦包括同步進行的策略性環境評估，該評估會提供資料，以制定一個從環境角度而言可以接受的規劃大綱。

### 概念規劃草圖

3. 在考慮初步諮詢社區後所接獲的公眾意見、基線檢討的結果，以及發展潛力和限制的分析後，顧問現已制定概念規劃草圖，目標是把研究範圍發展成「港深之間的保育、文化遺產及可持續發展地帶」。顧問已根據這個目標，按三個主題提出多項概念建議：

- (a) 主題一：加強自然保育
- (b) 主題二：保護文化遺產資源
- (c) 主題三：推廣可持續發展

### 社區參與活動

4. 研究將會分兩個階段進行社區參與活動：第一階段涉及概念規劃草圖，會在二零零八年五月中至八月進行，而第二階段則涉及發展計劃草圖。當局將參考第一階段社區參與活動所接獲的公眾意見，改良概念規劃草圖的建議。隨後將進行詳細的技術評估，以制定發展計劃草圖，供第二階段社區參與活動之用。第二階段社區參與活動預定於二零零九年年初進行，而整項研究預定於二零零九年年中完成。

### 徵詢意見

5. 請議員就概念規劃草圖發表意見

### 附件

附錄 I 第一階段社區參與摘要

規劃署

二零零八年六月

**Study on Land Use Planning for the Closed Area**  
**Draft Concept Plan**

**PURPOSE**

1. The purpose of this paper is to seek Members' views on the draft Concept Plan proposed in the consultancy study entitled "Land Use Planning for the Closed Area" (the Study). A copy of the First Stage Community Engagement Digest is enclosed at **Appendix 1**.

**BACKGROUND**

2. In September 2006, the Government announced the results of the review of the coverage of the Frontier Closed Area (FCA), proposing to reduce the FCA land coverage from about 2,800 ha to about 800 ha. In September to November 2006, the Government consulted the relevant parties on the review results. Taking account of the comments received during the consultation exercise, the Government announced in January 2008 the finalized plan of further reducing the FCA coverage to about 400 ha. In order to formulate a planning framework to guide the conservation and development of the large area to be released from the FCA, PlanD commenced a study to examine the development potential and constraints of the area. The Study aims to provide a framework for preparation of statutory town plans before the new FCA boundary comes into effect. The Study also includes a Strategic Environmental Assessment to be undertaken in parallel to provide inputs in the formulation of an environmentally acceptable planning framework.

**DRAFT CONCEPT PLAN**

3. Taking into account the public views on the initial community consultation, the results of the baseline reviews and analysis of development potential and constraints, the Consultants have now prepared a draft Concept Plan, with the vision of promoting the Study Area as a "Belt of Conservation, Cultural Heritage and Sustainable Uses between Hong Kong and Shenzhen". Based on this vision, the Consultants have put forward a number of conceptual proposals under three themes:

- (a) Theme 1: Strengthening Nature Conservation
- (b) Theme 2: Conserving Cultural Heritage Resources
- (c) Theme 3: Promoting Sustainable Uses

### **COMMUNITY ENGAGEMENT PROGRAMME**

4. The Study will adopt a two-stage community engagement programme: the first stage on the draft Concept Plan, which commences in mid-May to August 2008, and the second stage on the draft Development Plan. Taking into account the public comments received during the first stage community engagement, the proposals in the draft Concept Plan will be refined. Detailed technical assessments will be undertaken to formulate a Draft Development Plan for the second stage community engagement, which is scheduled to be held in early 2009. The entire Study is scheduled for completion in mid-2009.

### **ADVICE SOUGHT**

5. Members are invited to comment on the draft Concept Plan.

### **ATTACHMENT**

**Appendix I**      **First Stage Community Engagement Digest**

**Planning Department**

**June 2008**