

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
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