

LAND USE PLANNING FOR THE CLOSED AREA

STAGE 2 COMMUNITY ENGAGEMENT DIGEST

OCTOBER 2009



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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.



LEGEND:
Study Area
HKSAR Boundary

HONG KONG

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:

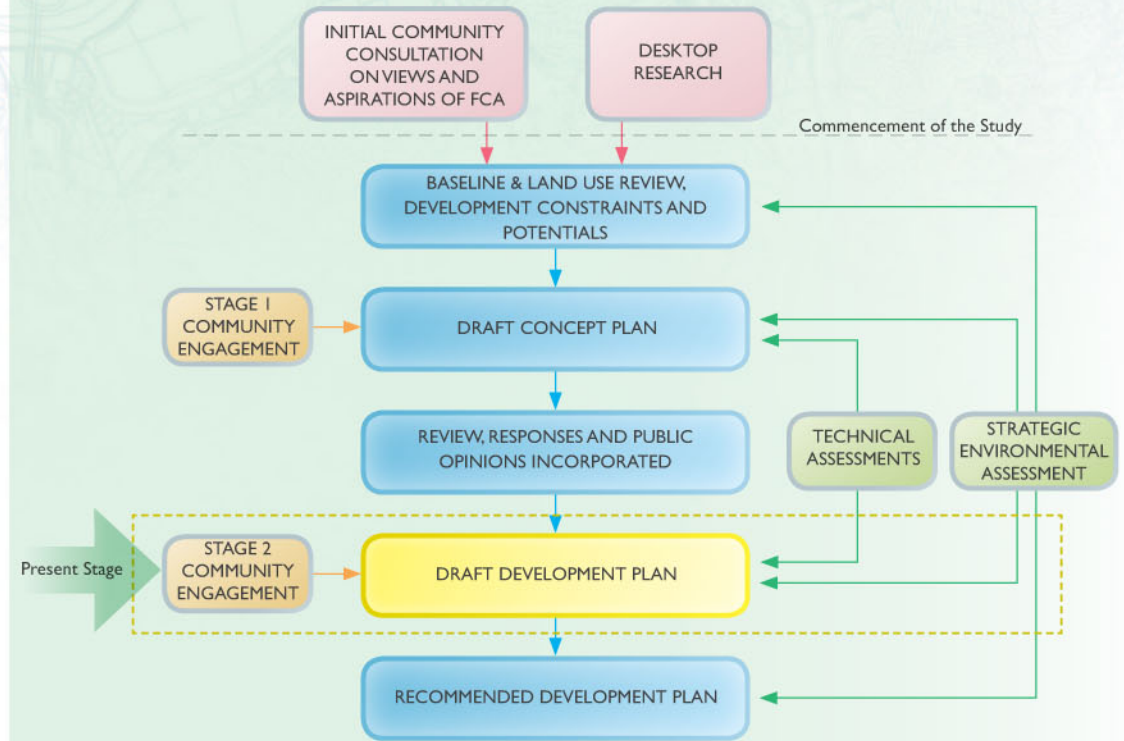
Promote Sustainable Uses

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 :
1	The need for balancing conservation and development	<ul style="list-style-type: none"> To strengthen conservation and promoting natural resources, natural landscape and cultural heritage worthy of preservation. To identify suitable areas for appropriate development to ensure compatibility with the surroundings so as to achieve a balance between conservation and development.
2	Impacts of development on the natural environment and ecology	<ul style="list-style-type: none"> Nature conservation is one of the primary considerations in the formulation of the Draft Development Plan. 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. The study will include strategic impact assessments to avoid or alleviate the adverse environmental and ecological impacts from the development proposals.
3	Explore development opportunities to help boost local economy and activate the community	<ul style="list-style-type: none"> Without posing negative impacts on the environment and local setting, suitable locations will be identified for appropriate commercial development to help boost local economy and activate the community.
4	Integration and linkage between Hong Kong and Shenzhen	<ul style="list-style-type: none"> 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.
5	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"> Besides respecting the rights of indigenous villagers in the course of planning, sufficient land will be reserved to meet the demand for small houses. Improvement of roads, drains and sewerage facilities, etc is proposed and mitigation measures are introduced.
6	Establish effective mechanism and supporting facilities for preserving the natural landscape and cultural heritage	<ul style="list-style-type: none"> 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. Set up hiking trails, heritage trails and cycling tracks to connect sites with cultural heritage and natural resources.

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



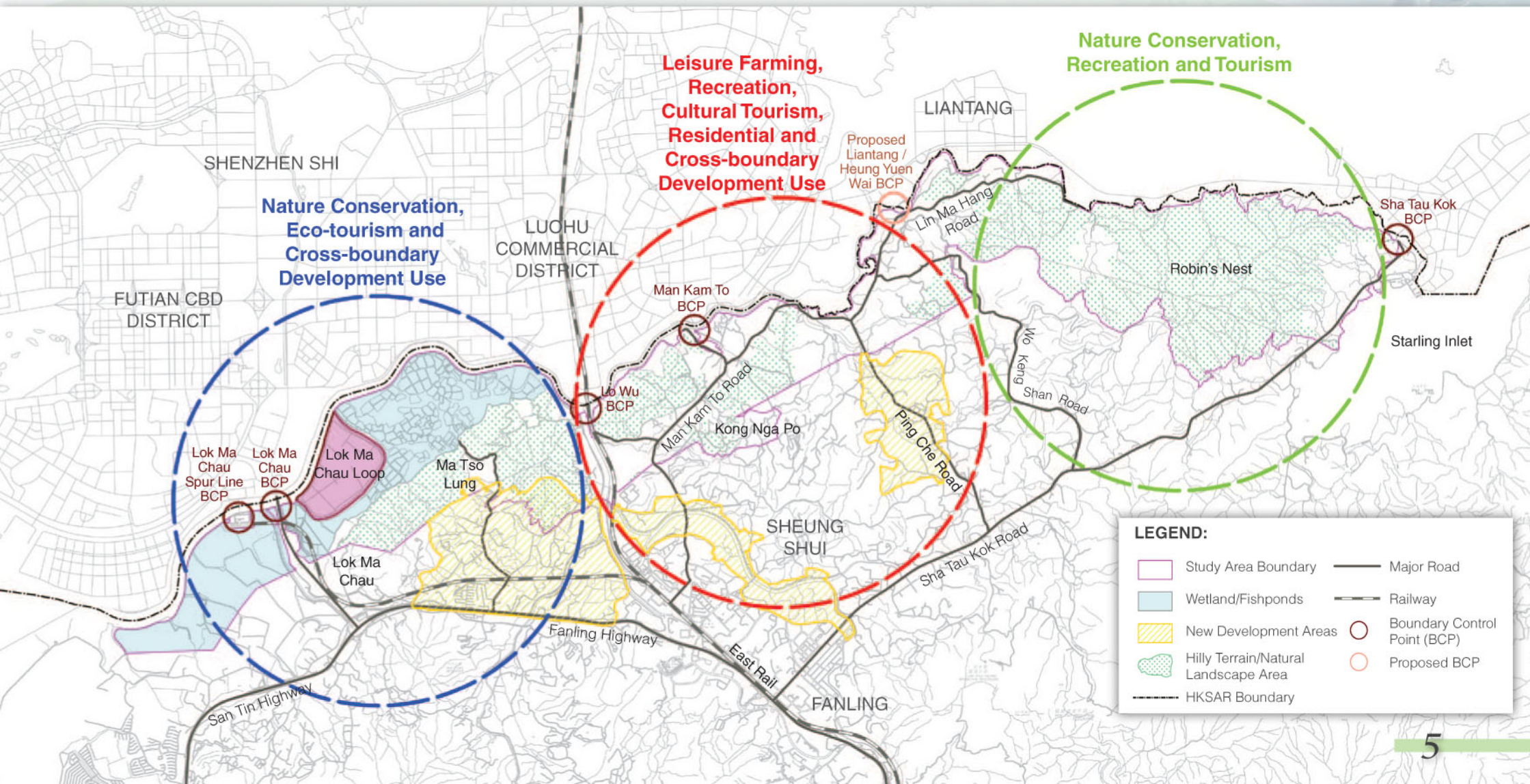
Creating development opportunities to boost the economy and revitalise the area



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

















STUDY AREA - DEVELOPMENT CONCEPT

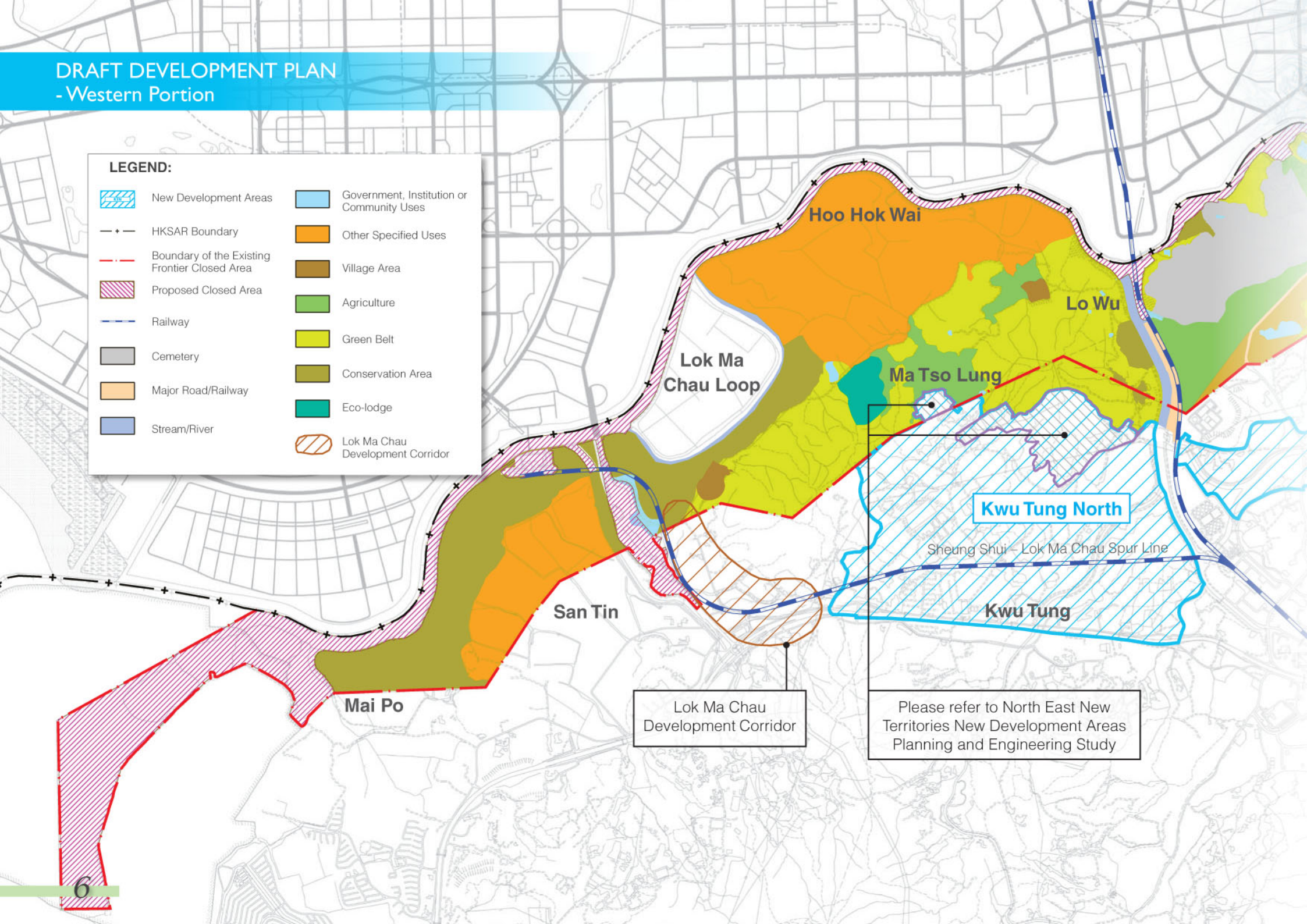
Since the Eastern and Western Portions of the Study Area are endowed with natural and ecological assets, the Draft Development Plan for these portions mainly focuses on conservation and recreation. The Western Portion, being close to Lok Ma Chau Loop, is suitable for developing cross-boundary infrastructure. 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



Kwu Tung North

Sheung Shui - Lok Ma Chau Spur Line

Kwu Tung

Lok Ma Chau Development Corridor

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

Western Portion

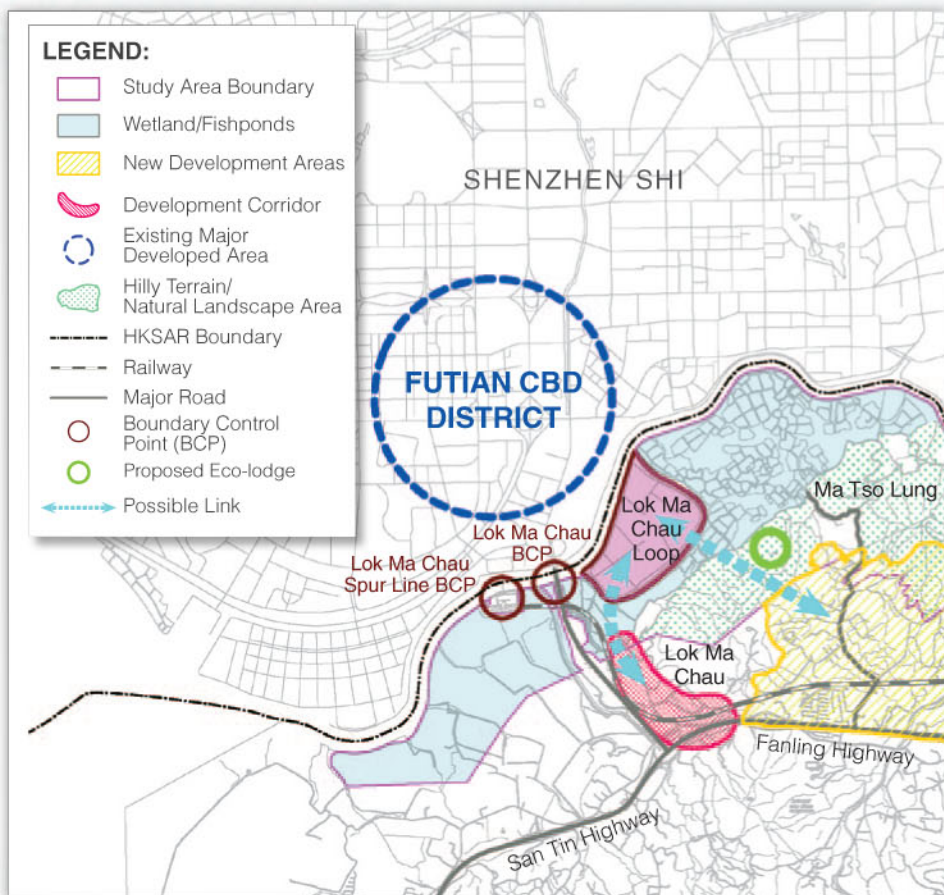
Covering the areas from
Mai Po to Lo Wu



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.

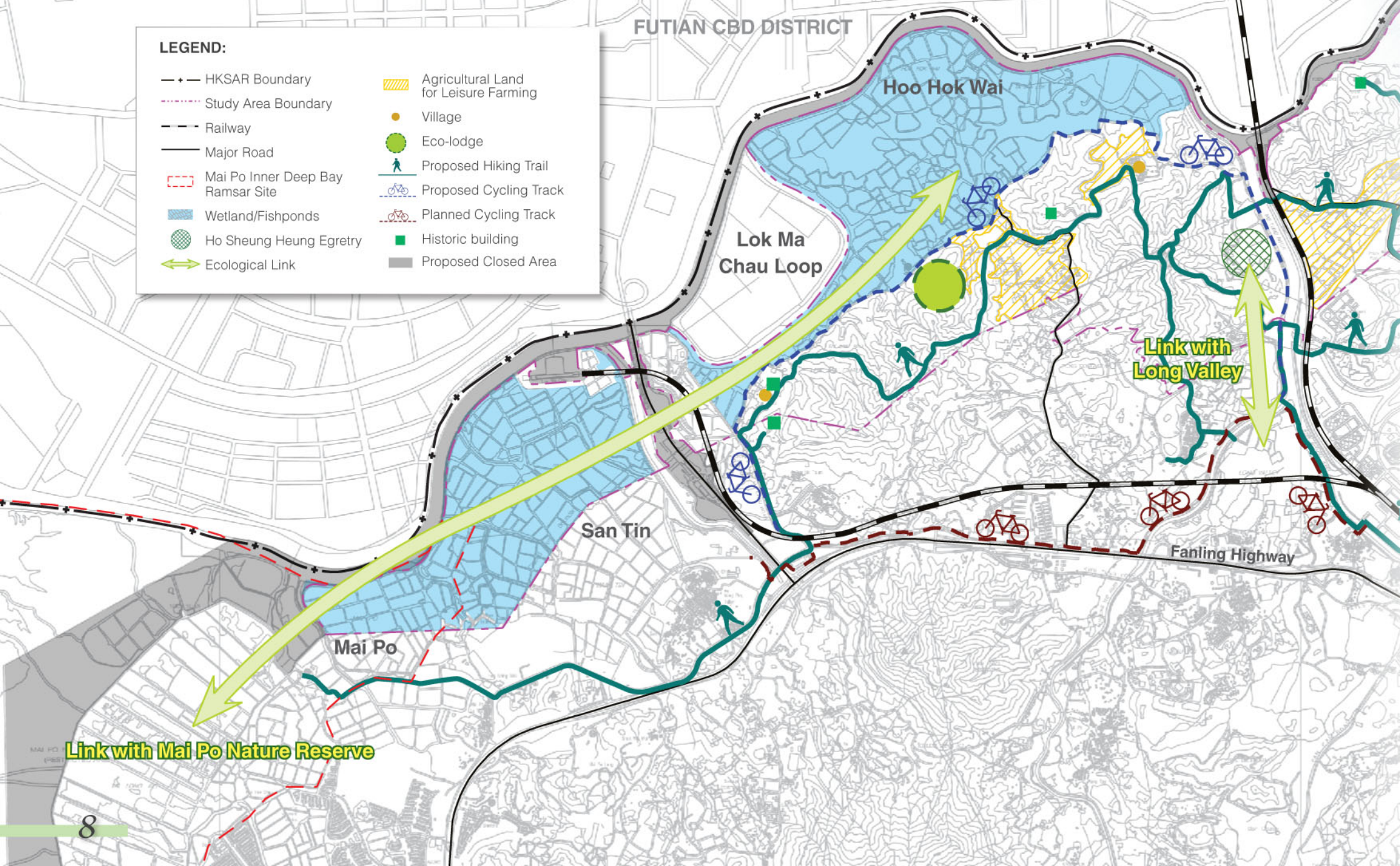


Western Portion of the Study Area and the Links with its Surrounding Areas

CONCEPTUAL PLAN FOR RECREATION AND TOURISM - Western Portion

LEGEND:

- | | | | |
|---|-----------------------------------|---|---------------------------------------|
| —+—+— | HKSAR Boundary |  | Agricultural Land for Leisure Farming |
| -·-·-·- | Study Area Boundary |  | Village |
| -+--+ | Railway |  | Eco-lodge |
| — | Major Road |  | Proposed Hiking Trail |
| - - - - - | Mai Po Inner Deep Bay Ramsar Site |  | Proposed Cycling Track |
|  | Wetland/Fishponds |  | Planned Cycling Track |
|  | Ho Sheung Heung Egretty |  | Historic building |
|  | Ecological Link |  | Proposed Closed Area |



Link with Mai Po Nature Reserve

Link with Long Valley

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

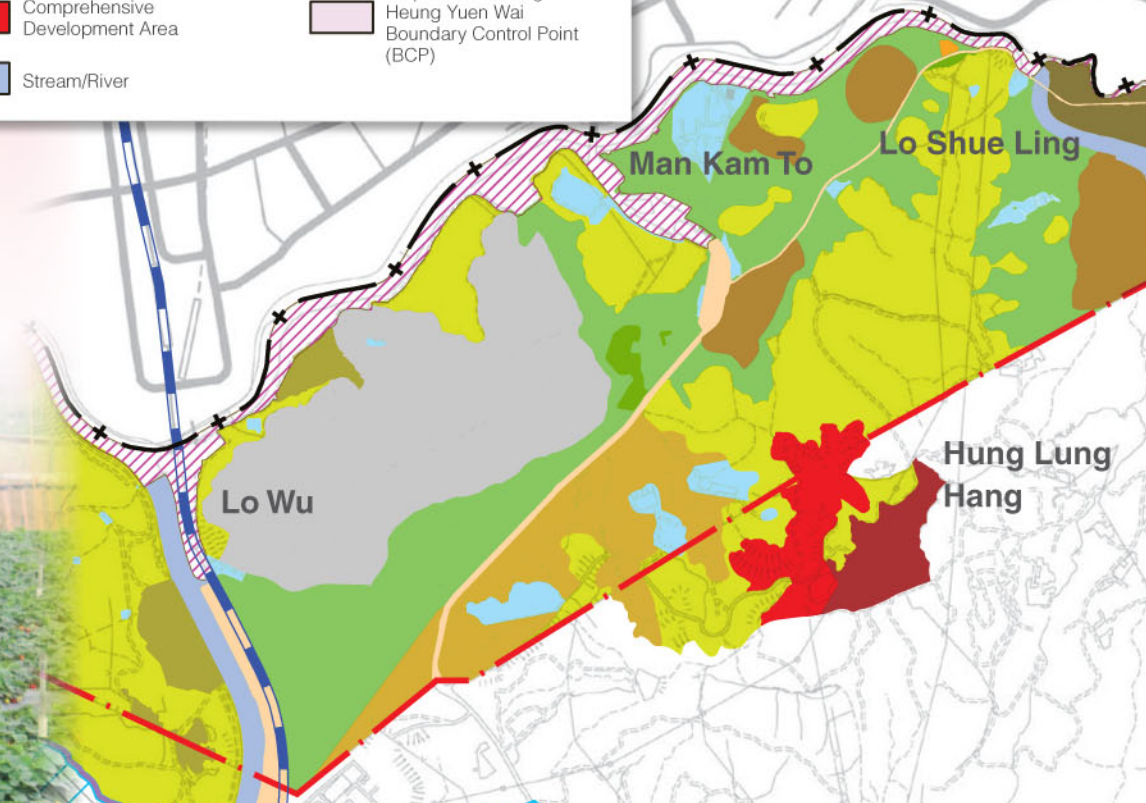
Covering areas from Lo Wu to Heung Yuen Wai

- 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		



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

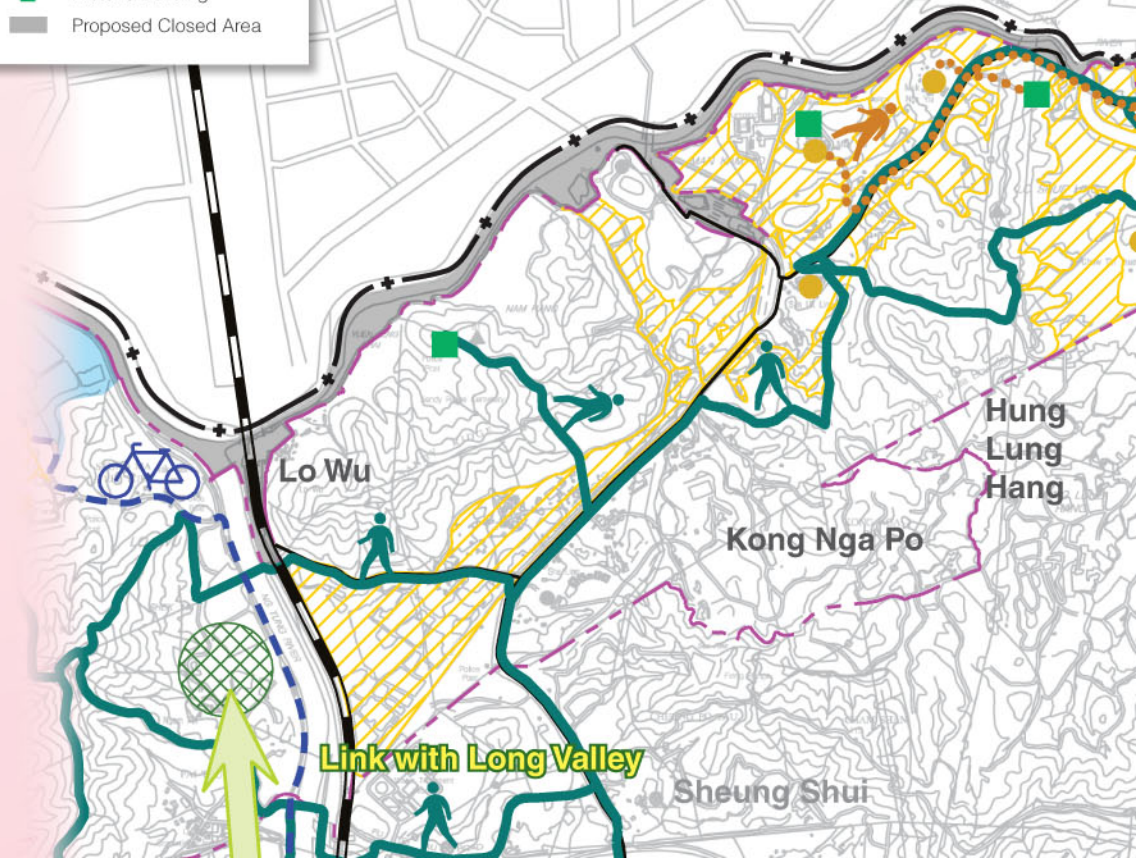


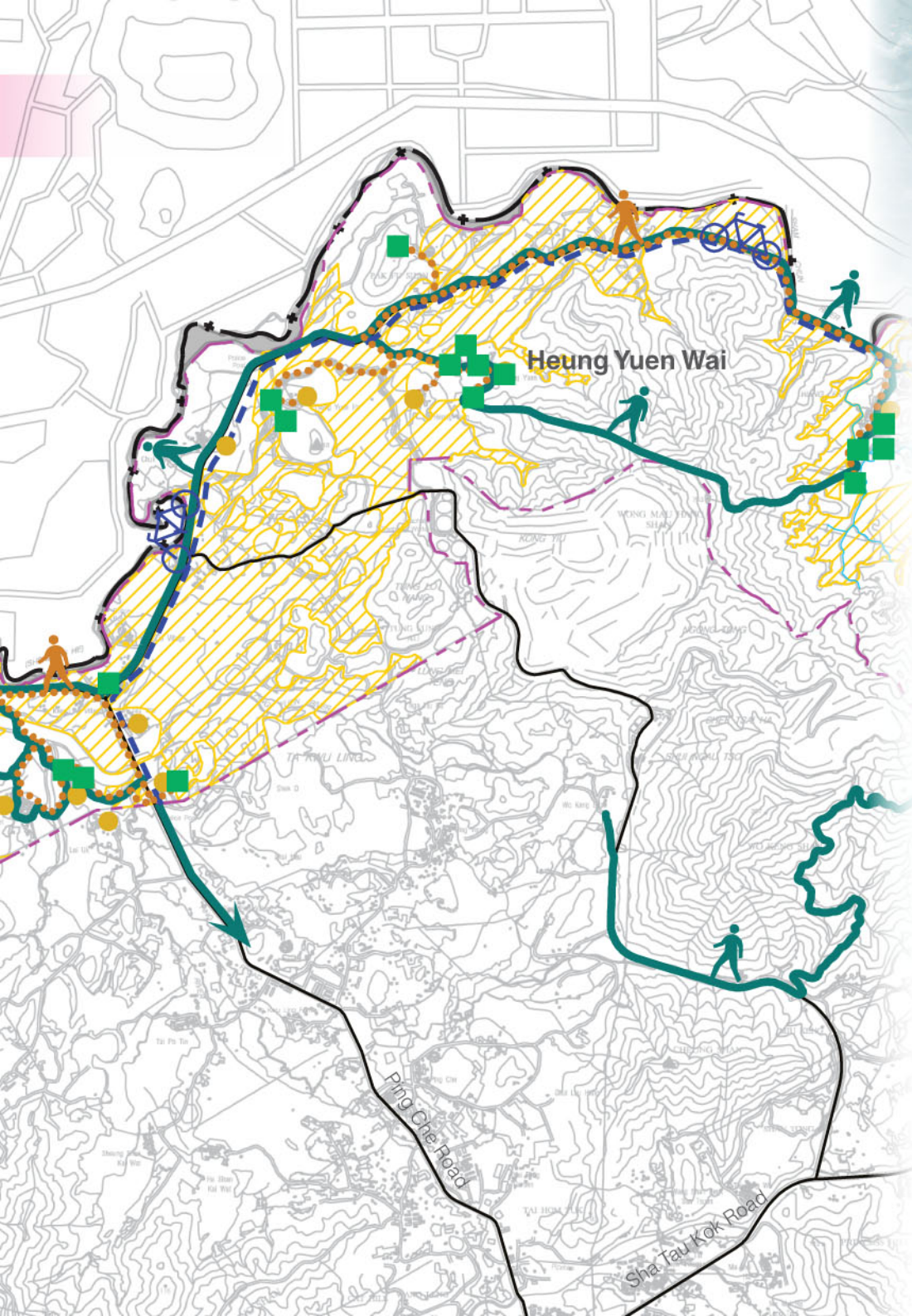
Fung Shui Woodland

CONCEPTUAL PLAN FOR RECREATION AND TOURISM - Middle Portion

LEGEND:

- + — HKSAR Boundary
- - - - Study Area Boundary
- — — Railway
- — — Major Road
- ⊗ Ho Sheung Heung Egretty
- 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





Hilly Terrain



Cheung Shan Monastery



Promotion of Cultural Tourism



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

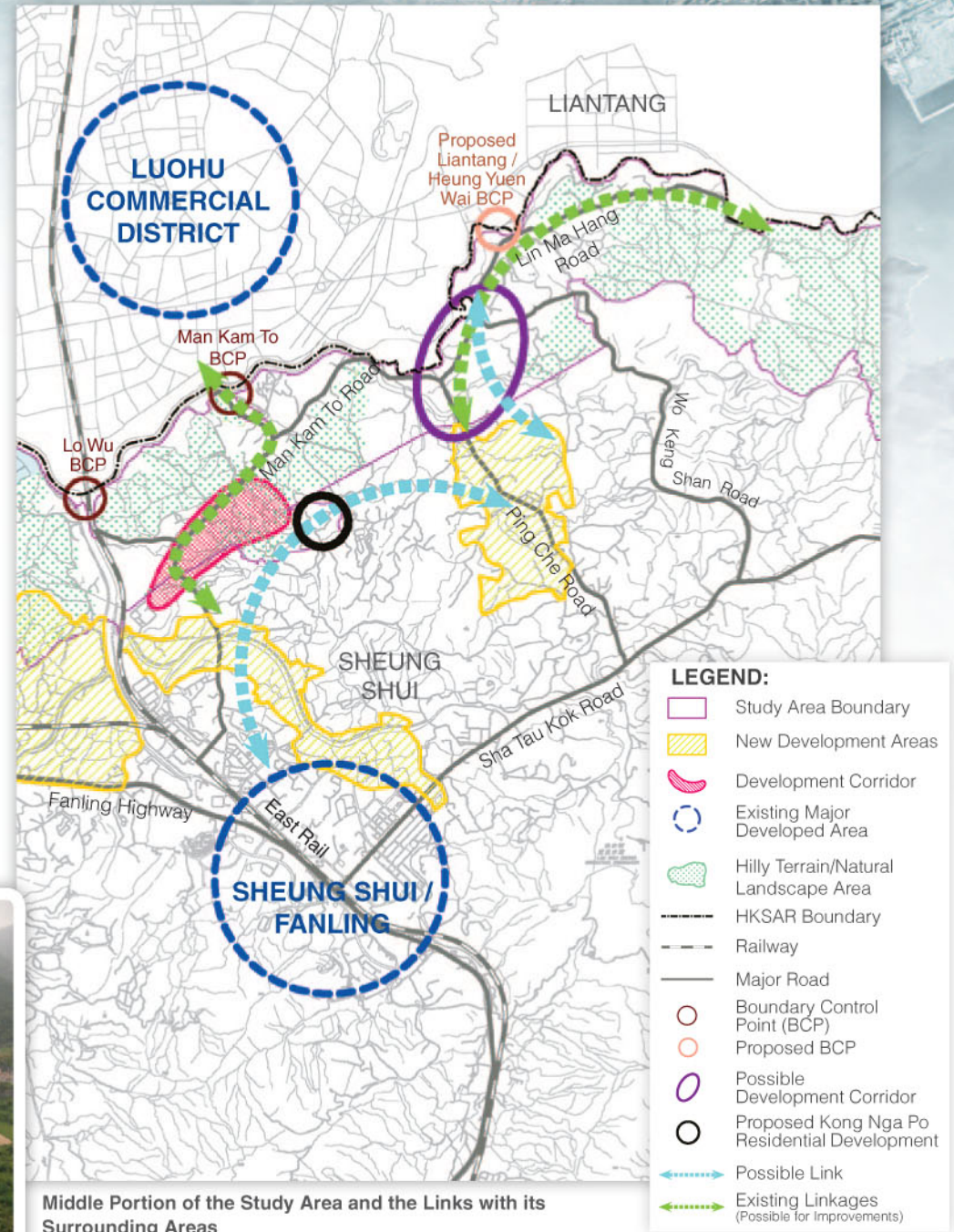


Open Storage Yard at Hung Lung Hang

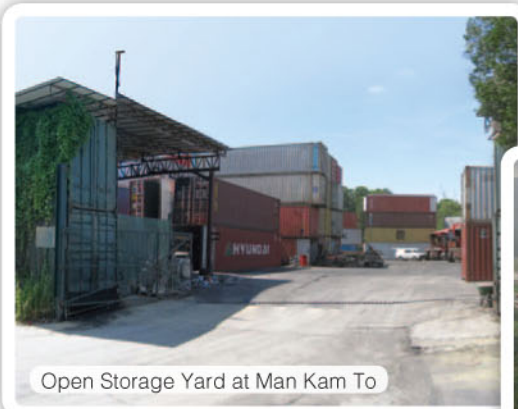


By capitalising on the boundary location, an area of about 40 hectares to the south of Man Kam To BCP has potential to provide supporting facilities for the cross-boundary trade/logistics activities, such as wholesale centres, warehouses, showrooms, outlets, and exhibition and display venues for land-intensive 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.



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



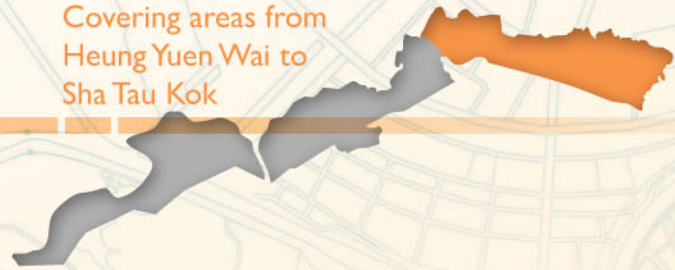
Open Storage Yard at Man Kam To



Man Kam To Boundary Control Point

Eastern Portion

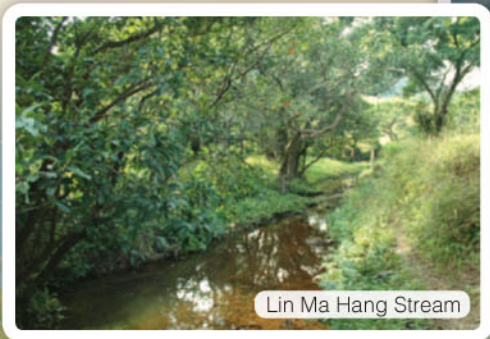
Covering areas from Heung Yuen Wai to Sha Tau Kok



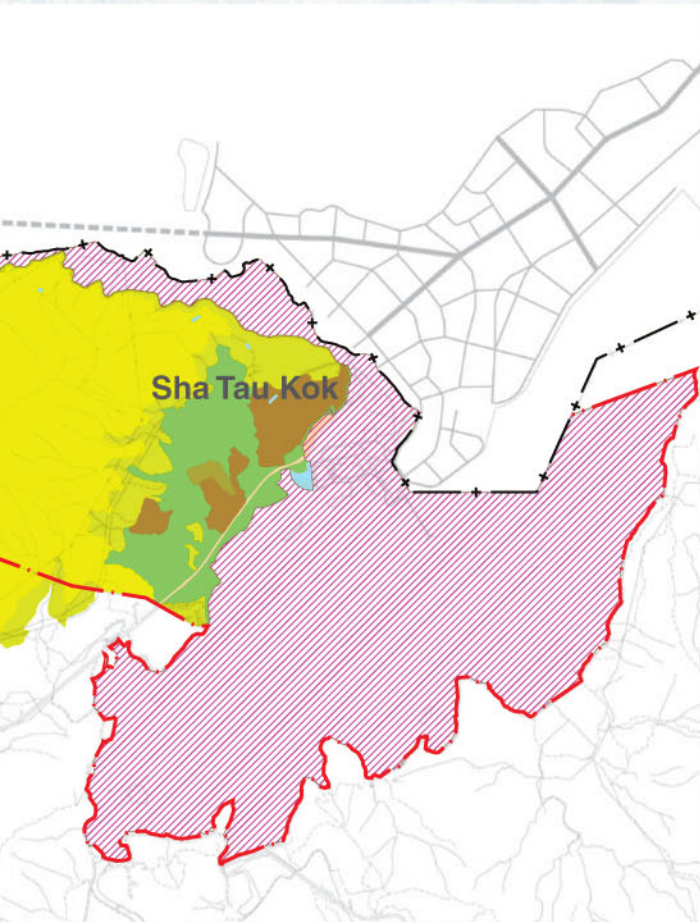
The Eastern Portion of the Study Area mainly comprises hilly terrain well endowed with ecological resources. With an area of about 900 hectares, it may be used for natural conservation, recreation and tourism purposes.

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.

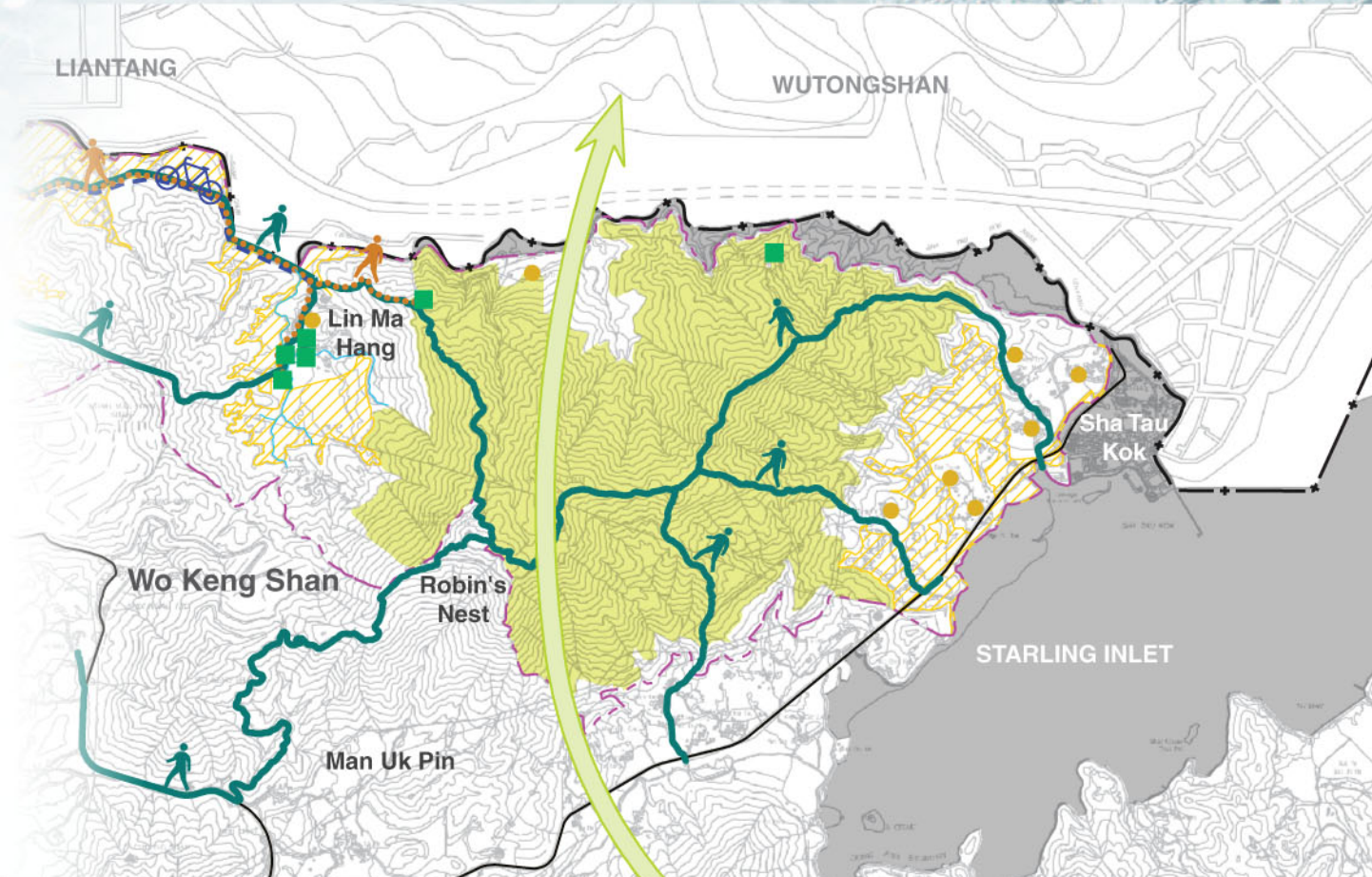


CONCEPTUAL PLAN FOR RECREATION AND TOURISM - Eastern Portion



LEGEND:

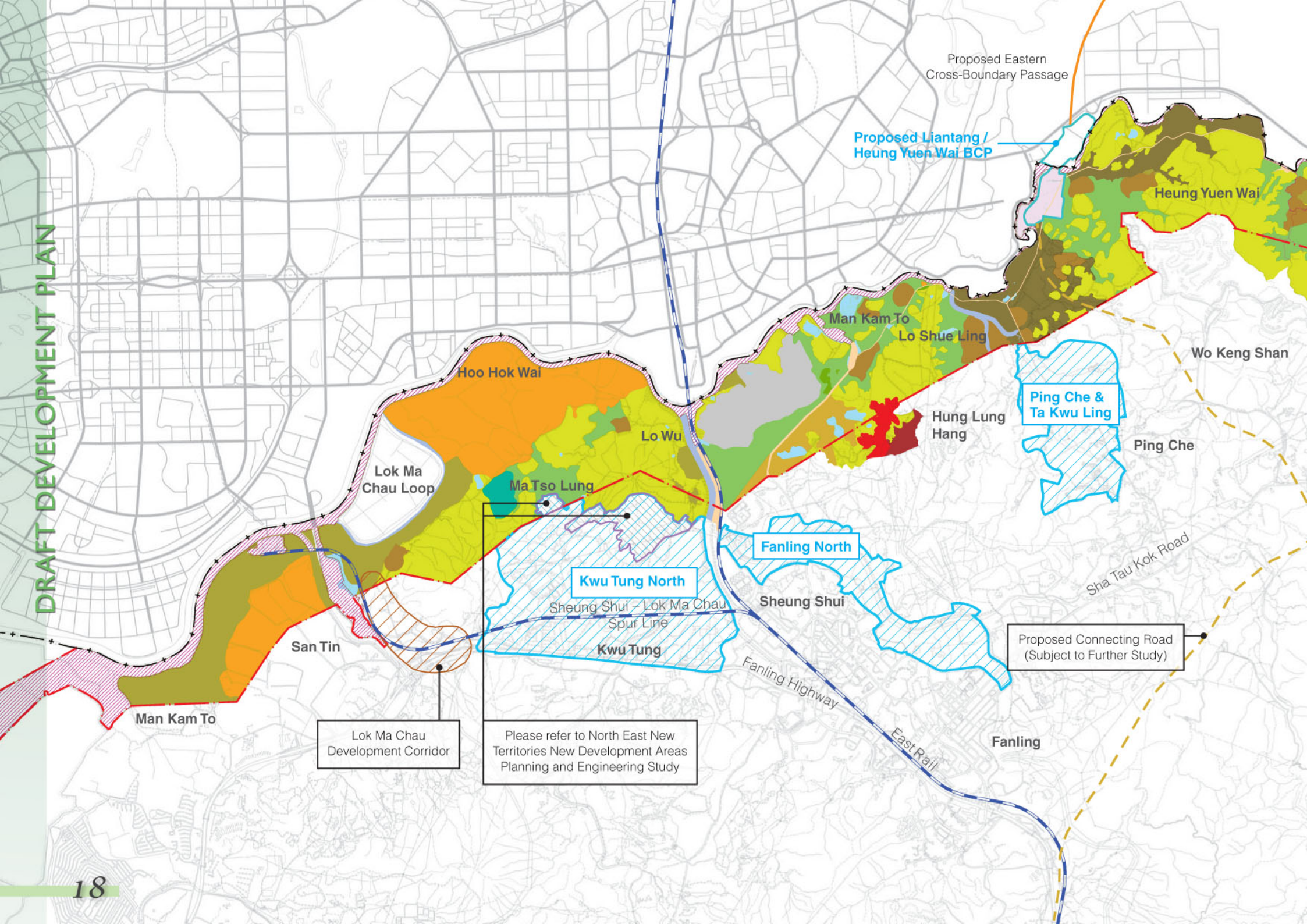
---+--- HKSAR Boundary	■ Village Area
- - - Boundary of the Existing Frontier Closed Area	■ Agriculture
▨ Proposed Closed Area	■ Green Belt
▭ Major Road/Railway	■ Conservation Area
■ Government, Institution or Community Uses	■ Recreation
■ Country Park	■ Site of Special Scientific Interest



LEGEND:

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

Link to Pat Sin Leng Country Park

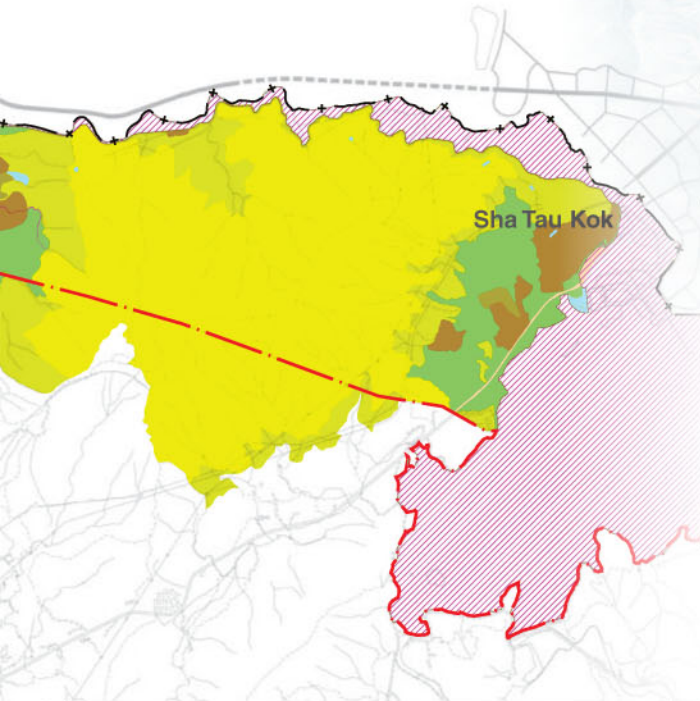


Lok Ma Chau Development Corridor

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

Proposed Connecting Road (Subject to Further Study)

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

©ARUP



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

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

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

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.