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AFCD/CPP/01/24

Feasibility Study on the Development of Coastal Protection Park at Tsim Bei Tsui/Lau Fau Shan/Pak Nai

Initial Concept and Management Plan for the proposed Coastal Protection Park (CPP)

May 2026

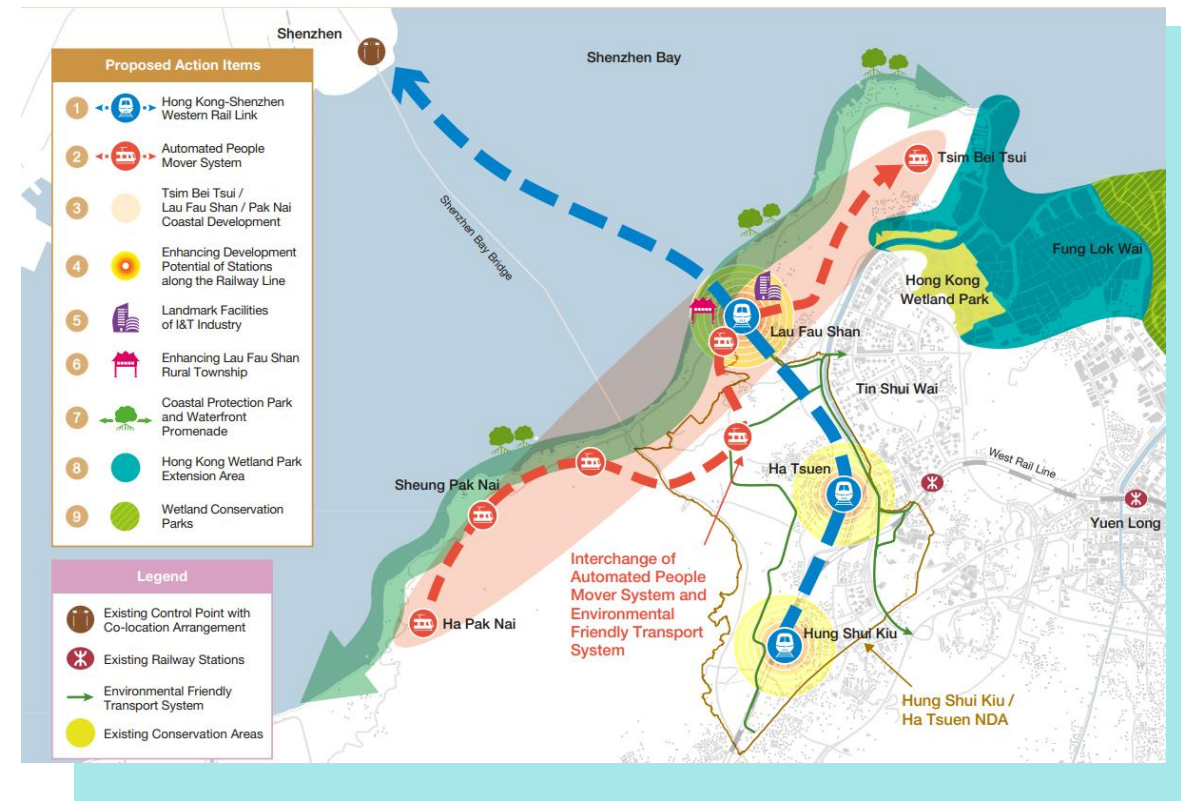


Background



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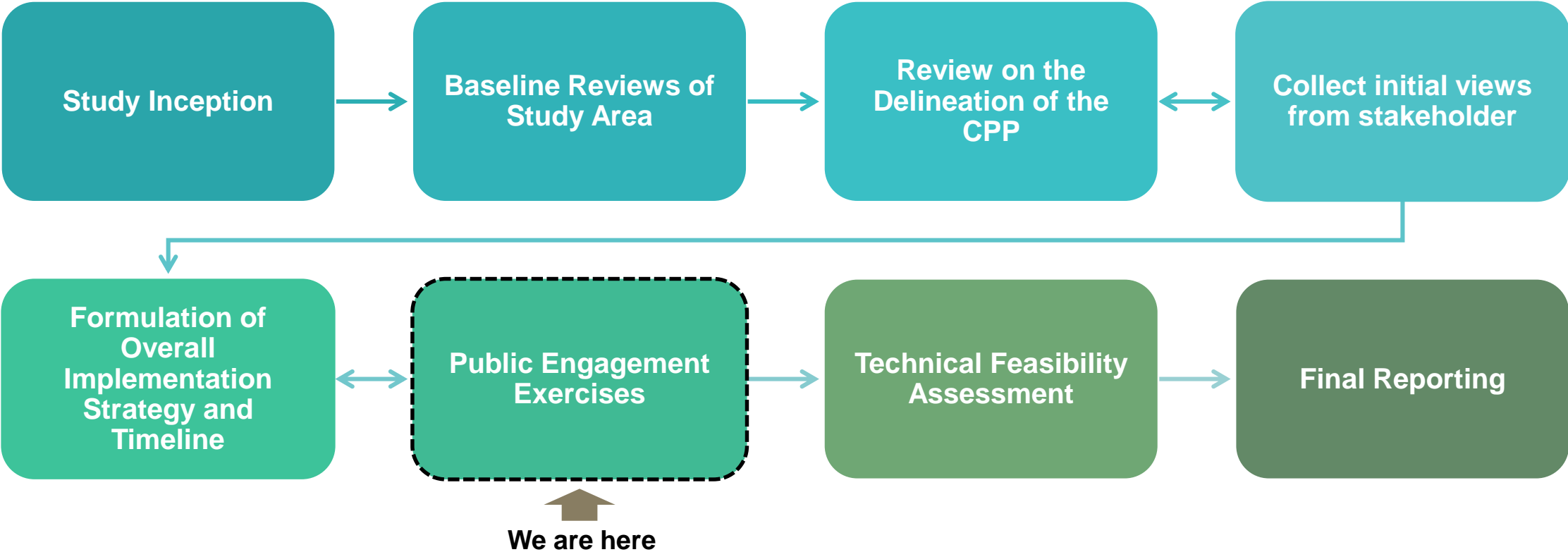
- The Northern Metropolis Development Strategy (NMDS), announced in the 2021 Policy Address, aims to integrate New Development Areas (NDAs) and development nodes in northern Hong Kong into a cohesive and holistic metropolis.
- As part of this vision, the Lau Fau Shan, Tsim Bei Tsui, and Pak Nai (collectively referred to as Lau Fau Shan or LFS) areas are explored to be included as an extension of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA).
- Within the LFS development, a Coastal Protection Park (CPP) is proposed between Tsim Bei Tsui and Pak Nai, envisioned as a key Coastal Landscape Ecological Corridor that emphasizes both ecological conservation and landscape value.



Extracted from Northern Metropolis Development Strategy Report, 6 Oct 2021

Study Scope and Progress

Key tasks of this Study:



Proposed Coastal Protection Park



Objectives

The proposed CPP is envisioned to become an important Coastal Landscape Ecology Corridor. The proposed CPP emphasises ecological conservation and landscape value, based on the following objectives:

Forming a
Coastal
Landscape
Ecological
Corridor

Conserving the
natural coastline
and the coastal
ecosystem

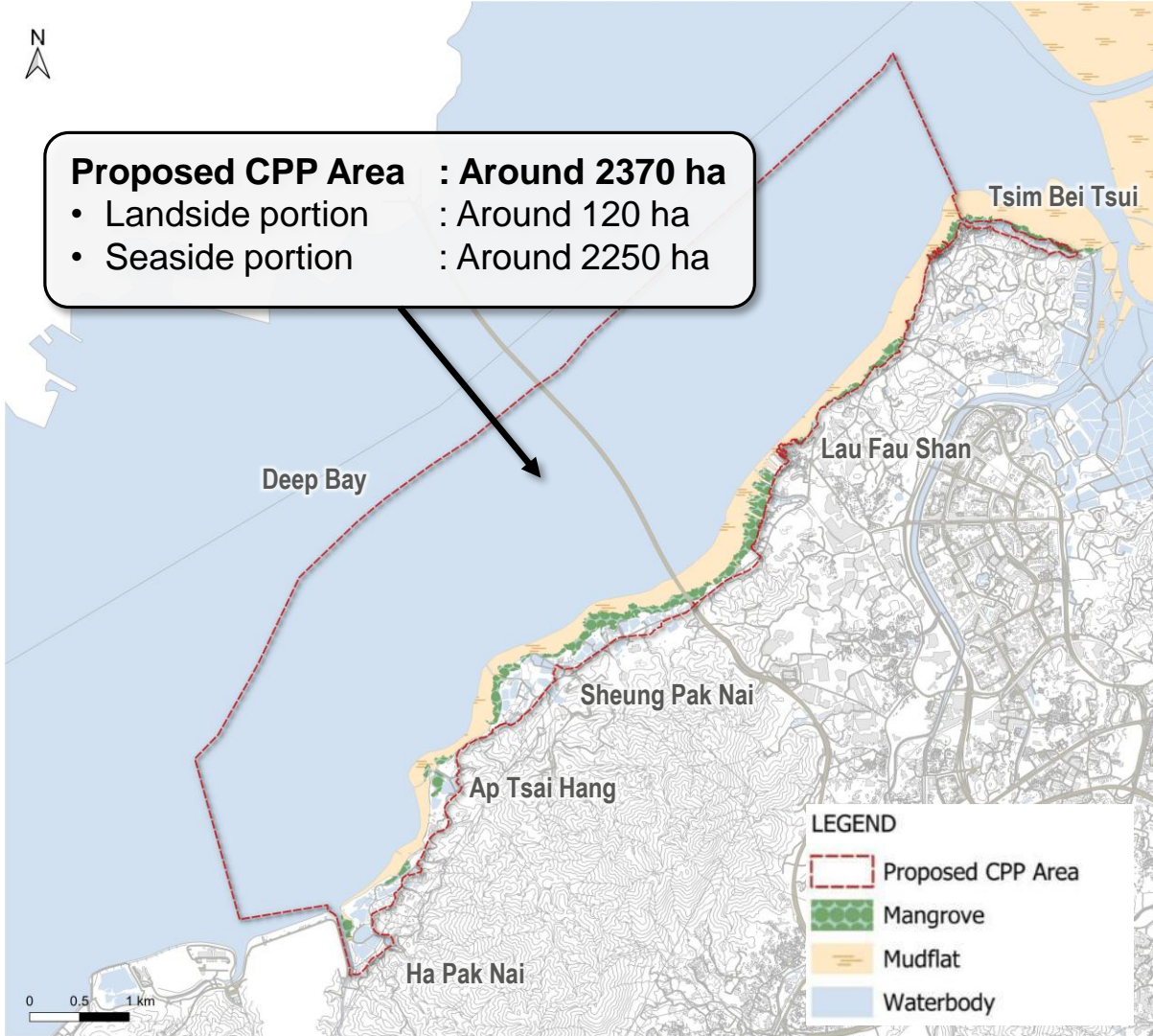
Serving as a
quality outdoor
eco-recreation
space

Conserving the
existing fisheries
industry,
including
oyster farming

Proposed Boundary of Coastal Protection Park

The proposed CPP area includes:

- Areas with high ecological and landscape value;
- Areas with ecological education / recreation potentials; and
- Areas with existing or potential aquaculture activities.



Initial Views Previously Collected from Stakeholders

Relevant Stakeholders:

oyster-farming associations, fisheries associations, green groups, professional institutions, special interest groups, ecotourism operators, local organisation and academic.

Overall:

- Expressed a generally positive attitude towards the establishment of the CPP
- Recognised the high ecological value of the CPP and the cultural significance of traditional oyster farming
- Suggested continued communications and local community engagement in planning and management of CPP

Other specific views:

Conservation related

- Recommended **zoning strategy** based on ecological sensitivity of each area
- Emphasised the importance of **prioritising conservation** over development
- Emphasised the importance of **statutory control** in managing tourism activities
- Suggested several **environmental management** measures such as removal of invasive species

Eco-tourism related

- Recognised the **eco-tourism potential** of CPP
- Suggested providing **diverse tourist attractions** along the coast
- Suggested promoting **ecological education** with students as the primary audience
- Emphasised the **sustainability of CPP** and the need to balance tourism with conservation

Oyster-farming related

- Requested **continued access** and rights to operate within CPP
- Considered CPP as an opportunity to **support the oyster industry** and related eco-tourism activities
- Suggested **inclusion of STT 2266** in CPP for streamlined management and produce branding

Preliminary Conceptual Design and Management Plans of the proposed CPP



Objectives of the CPP



Nature conservation

- Protect coastal ecosystem, intertidal mudflats in particular
- Enhance conservation of biodiversity, including horseshoe crabs, seagrass beds, and wetland wildlife, including waterbirds



Eco-recreation and education

- Leverage local natural resources, rural characteristics and unique scenery to promote eco-recreation and education



Sustain fisheries activities

- Preserve fishponds and support oyster farming industry

Key Management Mode

Land use planning and control

- e.g. regulating land use and development through Outline Zoning Plan

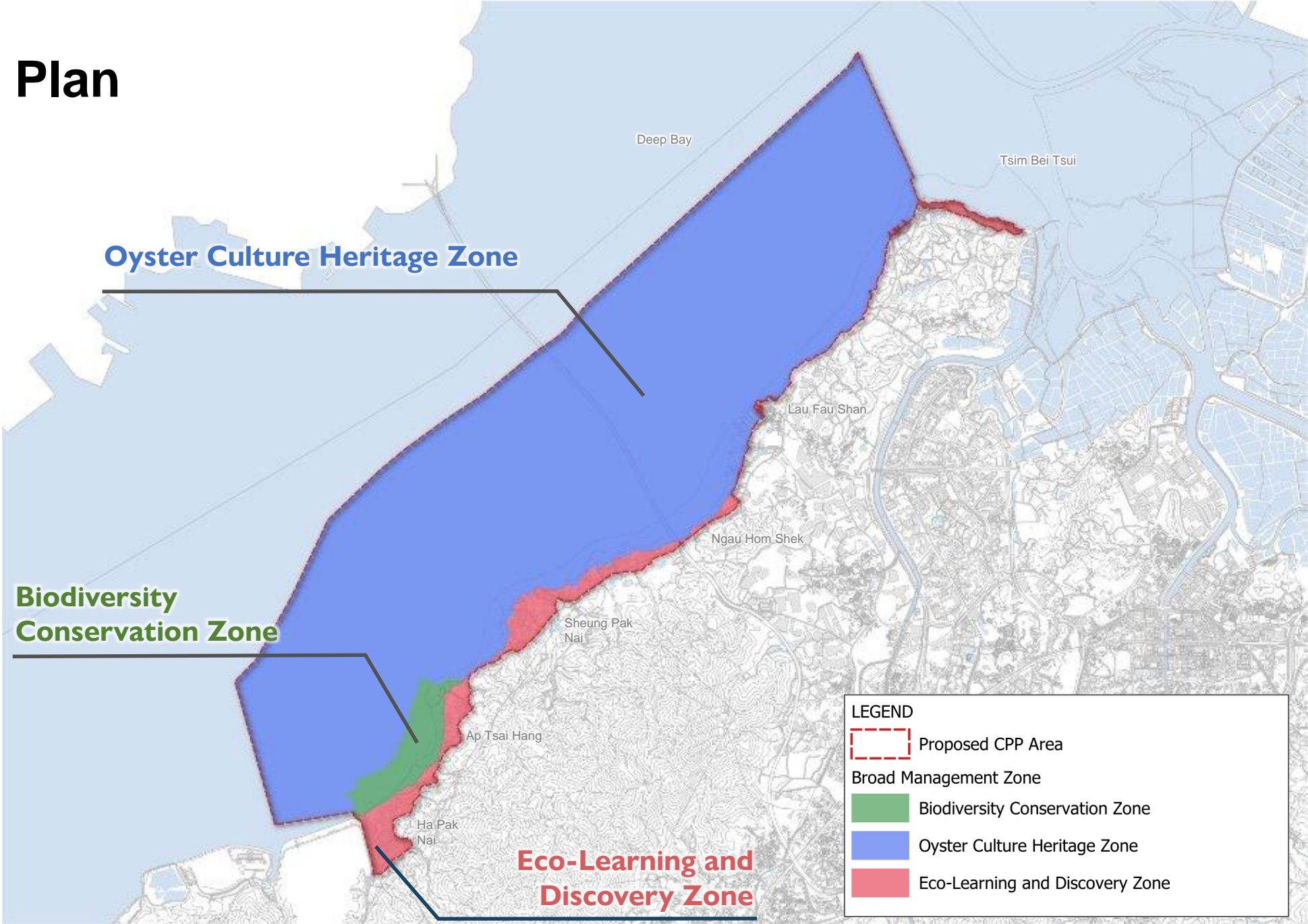
Public-private partnership

- e.g. making reference to the Management Agreement mode under the New Nature Conservation Policy, subsidizing private land owners to conduct conservation and public education initiatives

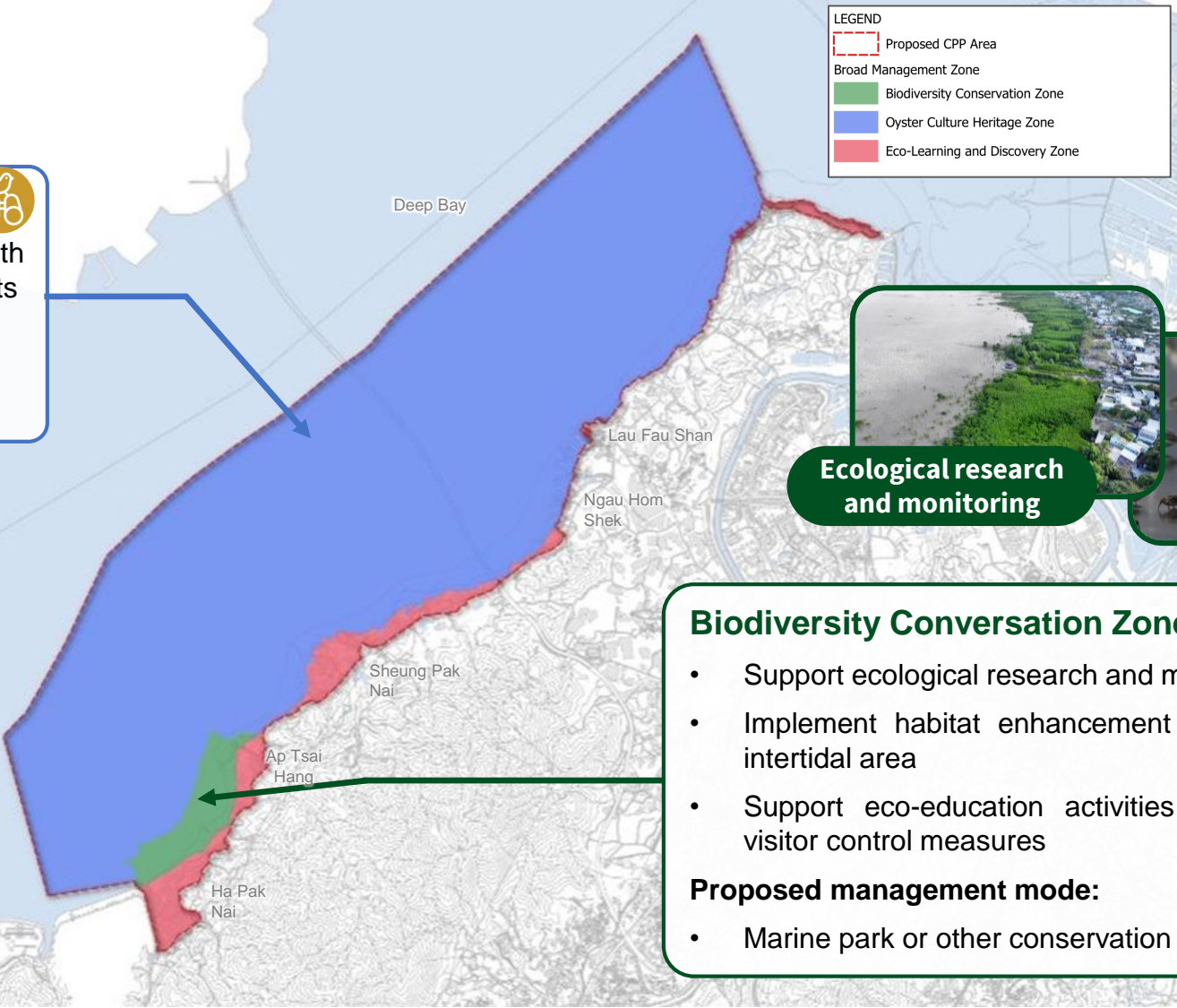
Zonation management

- Differentiating areas according to ecological sensitivity, accessibility, and types of activities appropriately accommodated, etc. Explore appropriate conservation measures at ecologically sensitive areas (e.g. marine park or other conservation measures)

Broad Zoning Plan



Proposed Management Mode - Seaside Portion



Oyster Culture Heritage Zone

- Preserve sustainable oyster farming with integration of education/tourism elements

Proposed management mode:

- Partner with STT tenant

Ecological research and monitoring

Sustainable oyster farming

Biodiversity Conservation Zone

- Support ecological research and monitoring
- Implement habitat enhancement measures in the intertidal area
- Support eco-education activities with appropriate visitor control measures

Proposed management mode:

- Marine park or other conservation measures

Note: All photos are for illustration purpose only.

Proposed Management Mode – Landside Portion



Eco-Learning and Discovery Zone

- Provide visitor facilities (e.g. bird hide and boardwalk, Green Trail)
- Conserve and enhance natural habitats
- Develop sustainable pond fish culture and leisure fisheries
- Offer nature-based education and recreational activities

Proposed Management Mode :

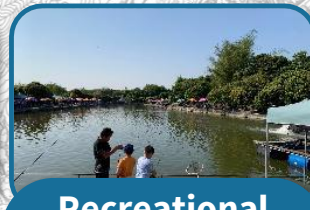
- *Habitat management and eco-recreation activities:* partnership with NGOs, academic institutions or land owner/ tenant
- *Management of facilities (Green Trail, bird hide):* by AFCD, or through partnership with private sector or NGOs
- *Pond fish culture and leisure fisheries:* engage fisheries organisations



Mudflat & Mangrove education



Bird Hide



Recreational fishing



Ecologically friendly pond fish culture

Initial Conceptual Plan of the Proposed Coastal Protection Park



Sustainable oyster farming



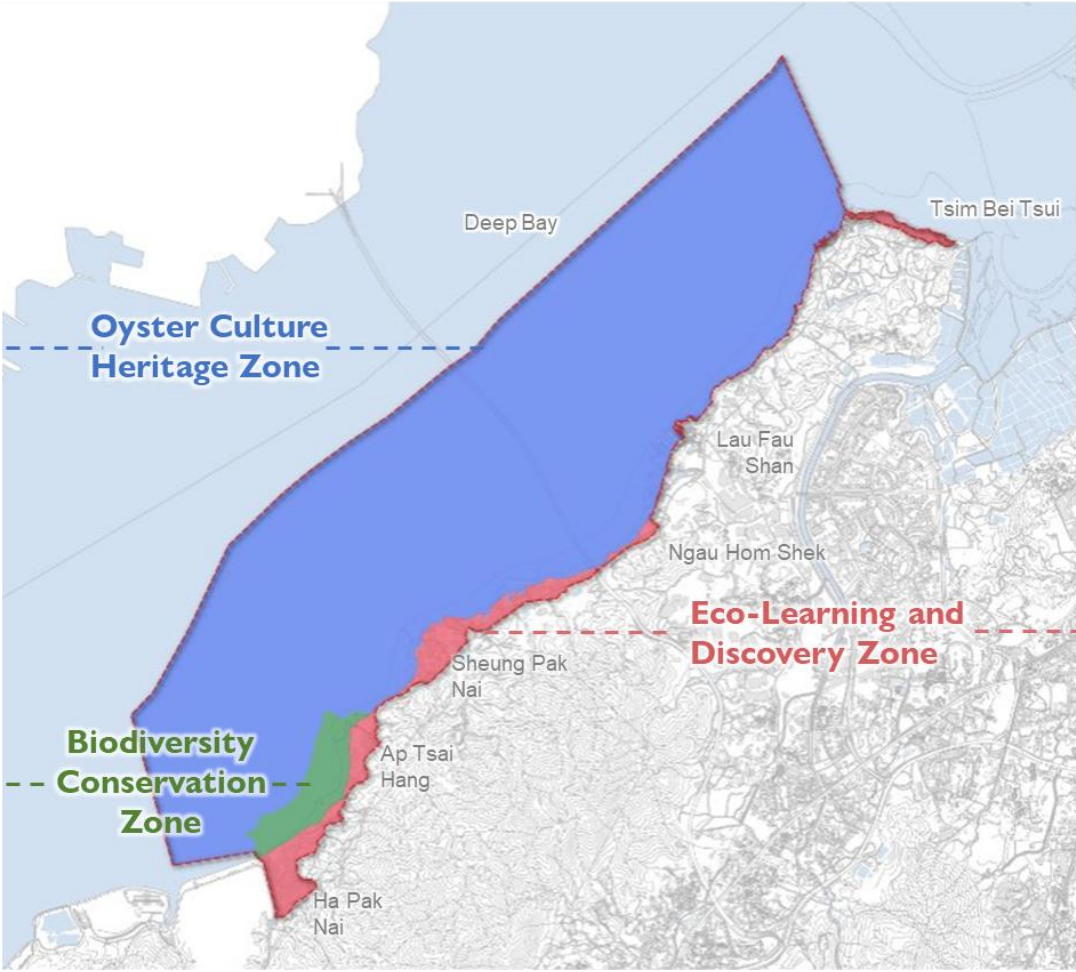
Oyster culture programme



Mudflat & mangrove education



Ecological research and monitoring




Bird Hide



Habitat enhancement



Boardwalk



Green Trail



Ecologically friendly pond fish culture



Recreational fishing



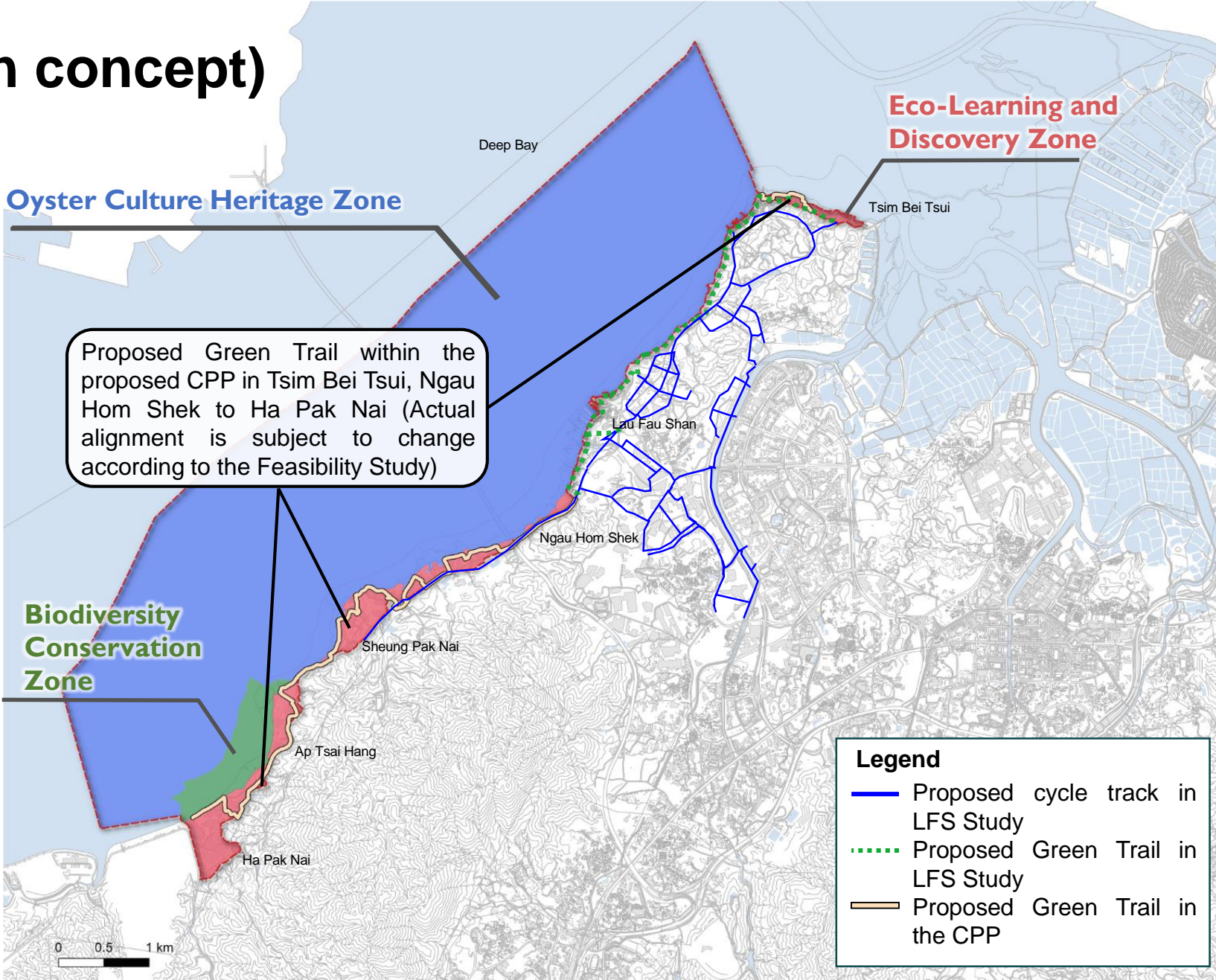
Proposed Tourist Information Hub



Heritage education

Green Trail (Illustration concept)

- Establish a **Green Trail** for continuous walkway with minimal ecological impact within the proposed CPP



Way Forward



Way Forward

Public engagement exercise of the Study commenced in May 2026. A series of briefing sessions is being held with the relevant stakeholders.

Members of the public are invited to submit views or comments on the CPP proposal by email at: myviews_cpp@afcd.gov.hk on or before **31 July 2026**

The conceptual design and management plan for the proposed CPP will be refined based on the views gathered.

