



米埔中學教育項目
「后海灣規劃師」學生工作紙
Mai Po Secondary School Education Programme
“Urban Planner @ Deep Bay” – Student Worksheet

小組考察工具 (由世界自然基金會提供): <ul style="list-style-type: none"> • 新界西北部地圖 (1:25,000) • 指南針 • 透明片 I: 1:25,000 UTM 格網 • 透明片 II: 濕地保育區 / 濕地緩衝區 / 拉姆薩爾濕地界線 • 透明片 III: 討論個案之界線 	Materials for each group (provided by WWF): <ul style="list-style-type: none"> • North-West New Territories Map (1:25,000) • Compass • Transparency I: 1:25,000 UTM Grid • Transparency II: Wetland Conservation Area / Wetland Buffer Area / Ramsar Site Boundaries • Transparency III: Area of the Case Study
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A. 認識米埔內外土地用途的歷史變遷

Understanding the historical changes of land uses in and around Mai Po

1. 后海灣地區的土地用途有何轉變？

How did the land use type change in the Deep Bay area?

年份 Year	土地用途 Land use type	轉變原因 Reasons of Changes
	天然沼澤地 Natural swamp	
	農業用地 – 基圍 (潮汐養蝦塘) Agricultural – Gei wai (tidal shrimp ponds)	
	農業用地 – 魚塘 Agricultural – Fish pond	
	住宅用地 – 低密度住宅區 Residential – Low density residential area	
	露天貯物用地 – 貨櫃及停車場 / 露天貨倉 Open storage – Container & car parking / open storage area	

2. 人類活動如何影響自然環境？

How do human activities affect the natural environment?

B. 辨認米埔內外之土地用途

Identify land use types in and around Mai Po

利用提供的考察工具及下列的座標格網，找出下列考察路線的距離。

By using the provided materials and the grid references below, find the distance of the routes.

路線 Route	起點 Starting point	終點 End point	距離 Distance (km)
1	漁護署護理員站崗 AFCD warden post (960 905)	12/13 基圍小路路口 Gei wai 12/13 Path corner (956 899)	
2	12/13 基圍小路路口 Gei wai 12/13 Path corner (956 899)	浮屋 Floating bird-watching hide (944 907)	

米埔及內后海灣共 1,500 公頃面積的區域，根據《拉姆薩爾公約》成為國際重要濕地，又稱拉姆薩爾濕地。當中佔地 380 公頃的米埔自然保護區(總面積)是這片濕地的重要區域。

Mai Po and the Inner Deep Bay Area, a total of 1,500 ha was being designated as the Wetland of International Importance (or Ramsar Site) under the Ramsar Convention. (Mai Po Nature Reserve with 380 ha is located within the main part of the Ramsar Site)

在后海灣區域成立濕地保育區 (WCA) 及濕地緩衝區 (WBA) 目的是為了更有效地保護濕地。濕地保育區的範圍與拉姆薩爾濕地範圍相若，而濕地緩衝區的範圍是由濕地保育區邊界向主要公路方向伸延 500 米。

In order to have a better protection of the wetland, Wetland Conservation Area (WCA) and Wetland Buffer Area (WBA) have been set up in the Deep Bay Region. The WCA almost overlaps with the Ramsar Site while the WBA is 500m away from WCA and towards the main traffic road.

1. 利用所提供的地圖及透明片 II 上的界線，沿著考察路線 1、2 記錄附近的土地用途

Use the provided map and boundaries on Transparency II to find out the land use types along the Routes 1 & 2

土地用途 Land use types	位於濕地保育區內 Within WCA		位於濕地緩衝區內 Within WBA	
	從地圖找到 Found on map	從實地觀察到 Seen on site	從地圖找到 Found on map	從實地觀察到 Seen on site
a 農業用地 – 魚塘 Agricultural – Fish Pond				
b 農業用地 – 基圍 Agricultural – Gei Wai				
c 住宅用地 – 高密度住宅區 Residential – High density				
d 住宅用地 – 低密度住宅區 Residential – Low density				
e 交通 – 道路/公路 Transportation – Road / highway				
f 鄉郊用地 Village type development				
g 其他 Others				
h 其他 Others				

2. 基圍及魚塘值得保育嗎？為甚麼？

Do you think Gei Wai and fish ponds worth conservation and why?

3. 有沒有發現在后海灣區域內外有任何城市發展？你看見的城市建築物屬於甚麼土地用途的呢？
Can you find any urban development in and around Deep Bay? What is the land use associate with the urban structures that you see?
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4. 試估計你觀察到附近最高的樓宇與你現時的位置相距有多少千米？它是位於香港或是深圳？
Can you estimate the distance between your observation point and the tallest building you have seen on site? Is it located in Hong Kong or Shenzhen?
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5. 在上列表格中，哪些土地用途與濕地保育有衝突？為甚麼？
Which of the land use types mentioned in the previous table have conflicts with wetland conservation? Why?
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C. 個案討論

Case Study

利用地圖及透明片 III 找出個案討論地點的位置。

Use the map and boundary (Transparency III) provided to locate the case study area.

豐樂圍發展項目，佔地 80.1 公頃 (71 公頃為魚塘／濕地)，位於米埔自然保護區西南面，元朗工業邨與香港濕地公園之間。發展項目的一半面積位於拉姆薩爾濕地的西南端。於 2000 年，有發展商建議一個共有 1,360 至 1,740 個單位，居住人口為 3,800 至 4,900 人的發展計劃。

Fung Lok Wai Development Project, with 80.1 ha (71 ha fishponds / wetlands), locates at the southwest of the Mai Po Nature Reserve, between Yuen Long Industrial Estate and Hong Kong Wetland Park. Half of the project area lies in the southwestern end of the Ramsar Site. In 2000, a developer proposed a residential development with planned population of 3,800 to 4,900, and 1,360 to 1,740 flats units.

你們將會分為 4 組，進行角色扮演的辯論活動，角色包括：

You will be divided into four groups to play roles as

- 1) 魚塘擁有人、
- 2) 發展商、
- 3) 保育團體、及
- 4) 政府官員、

- 1) Fish Pond Owner,
- 2) Developer,
- 3) Environmental Organization, and
- 4) Government Official,

試討論豐樂圍發展項目應否進行，有沒有可行方法去平衡 / 舒緩發展帶來的衝突。

to discuss whether the proposed project should be developed or not and feasible ways to minimize the conflicts

你可從這些問題去想想

Questions you can think of

- a. 這個地方是否有發展的潛力？
Does this area have any potential for development?
- b. 這個地方有甚麼生態價值？
What is the ecological value of the present area?
- c. 在這個地方附近有甚麼的土地用途？發展帶來甚麼正／負面影響？
What is the land use at the surrounding area of the project site? Is there any positive / negative impact imposed by the development?
- d. 這個地方應否發展？
如應該，怎樣才是合適的發展規模？
如不應該，甚麼是最合適這個地方的土地用途？
Should the area be developed or not?
If yes, what is the suitable scale of the development?
If not, what is the best land use for the area?
- e. 發展與保育之間往往存在著很多衝突。甚麼才是平衡兩者需求的最佳解決方法？
There are always conflicts between development and conservation. What is the best solution to balance the demand of both?

參考網頁

Websites for references

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Town Planning Board Outline Zoning Plan
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- 城市規劃委員會規劃指引
– 擬於后海灣地區內進行發展而按照城市規劃條例第 16 條提出的規劃申請
http://www.info.gov.hk/tpb/guideline/pg12b_c.htm
Town Planning Board Guidelines
– Application For Developments Within Deep Bay Area Under Section 16 Of The Town Planning Ordinance
http://www.info.gov.hk/tpb/guideline/pg12b_e.htm
- 用以申請環評研究概要所提交的工程項目簡介
<http://www.epd.gov.hk/eia/chi/register/profile/latest/esb055c.pdf>
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