

**For Discussion on
18 March 2015**

LanDAC PC SC Paper No. 02/2015

**Lantau Development Advisory Committee
Planning and Conservation Subcommittee**

Initial Concept of Conservation, Recreation and Green Tourism in Lantau

Purpose

This paper aims at introducing the initial concept of conservation, recreation and green tourism in Lantau so as to inspire further discussion and comments by Members.

Background

2. The Planning and Conservation Subcommittee (PC SC) endorsed the following conservation guiding principles at its meeting held on 14 November 2014:

- (i) strengthening conservation of natural and cultural resources: When formulating the overall conservation measures, sites of conservation, heritage and natural landscape values should be protected. Also, the “point-line-plane” linkage of sites of conservation value should be enhanced so as to strengthen, consolidate and reflect the ecology, history and landscape assets of Lantau;
- (ii) optimising the potential of sites of conservation value: Under the premise of no adverse impact on conservation value, ways of optimizing the use of the natural and historic cultural heritage for green tourism, recreation and education purposes should be explored. The potential of rural Lantau for sustainable development could also be capitalized; and
- (iii) addressing development and conservation simultaneously: Every effort should be made to avoid undertaking major development or infrastructural projects at sites of high conservation value. In planning new development projects, due regard should be given to the blending of the sites of conservation value and its surrounding land uses to ensure that areas of high ecological, heritage and landscape values would not be undermined.

3. Under the above conservation guiding principles, the PC SC also adopted the proposed conservation measures as set out in PC SC Paper No. 06/2014. The conservation direction and measures adopted at the meeting would be the foundation for the formulation of the conservation strategy for Lantau. At the meeting held on 14 November 2014, a visit to the sites of conservation value in Lantau was suggested by Members so as to deepen their understanding on the current state of these sites and tourism development.

(Translated Version)

4. In response to the suggestion of the PC SC, the Secretariat of the PC SC arranged a visit to the sites of conservation value and/or sites with the potential to develop green tourism in Lantau on 17 December 2014 for members/co-opted members of the PC SC and other subcommittees.

Initial Concept

5. After the site visit and with reference to the proposals made by Members and the public to the Lantau Development Advisory Committee (LanDAC) previously (Annex 3 of LanDAC Paper No. 4/2014 and Paper No. 5/2014), the PlanD has further explored the conservation, recreation and green tourism potentials of these sites on the basis of the following two broad directions:

- (i) Strengthen the preservation of sites of conservation value and avoid undertaking major development at these sites and their surrounding areas as far as possible; enhance the ecological value of country parks through tree planting and the Plantation Enhancement Scheme and provision of more innovative and diversified facilities; take forward the proposed marine parks and compatible uses initiatives; and step up efforts in the restoration, preservation and conservation of declared monuments and other sites of conservation value.
- (ii) Under the principle of sustainable development, optimise the use of existing resources, including suitably capitalising on the potential of the natural environment for purposes of education, recreation and green tourism, strengthen linkage of the sites of conservation value for attracting tourists and promoting ecological and cultural tourism and education; as well as consider converting heritage clusters into a local historic heritage district for generating synergy and manifesting the heritage value of individual site.

6. The following outlines the initial concept of conservation, recreation and green tourism. It should be noted that it is an initial concept only and its feasibility, design and effect are subject to detailed analysis and studies.

- (i) Northwest Lantau - a historic, cultural and nature tour: dividing Northwest Lantau into 4 scenic districts for conservation and green tourism by their local characteristics (Tai O, Sham Wat, Sha Lo Wan and San Shek Wan, Tung Chung West) and linking up sites of cultural, historic and nature conservation value by adopting the “point-line-plane” approach and appropriately providing additional tourist facilities;
- (ii) Luk Wu and Keung Shan Zen (禪) conservation area: enhancing linkage of sites of heritage value to develop Luk Wu and Keung Shan into a religious conservation area and manifest the heritage value of the Five Major Buddhist Woodlands (五大禪林); and
- (iii) South Lantau Coast - ecological conservation, recreation and green tourism belt: mainly linking up the recreation and tourist spots along South Lantau Coast from Pui O to Kau Ling Chung to enhance ecological conservation and nature education

(Translated Version)

of the area, and proposing additional facilities for nature education, aquatic activities, star watching, spa and resort facilities, camping sites and eco-lodge, etc.

Future Tasks

7. The above proposals are initial concept only which aim at inspiring further discussion and comments by Members, and technical and feasibility studies are yet to be conducted. Matters requiring further exploration include detailed proposals, supporting transport and infrastructural facilities, accessibility of individual sites, impacts on the environment and the local community, implementation arrangements, etc.

8. It is suggested that the above initial concept be incorporated into the initial land use concept for Lantau. It is also suggested that consideration could be given for the feasibility and implementation arrangements of the initial concept to be followed up under the “study on recreational and tourism development strategy for Lantau” undertaken by the Development Bureau and the “preliminary feasibility study on an extension of the cable car system from Ngong Ping to Tai O and development of spa and resort facilities at Cheung Sha and Soko Islands” undertaken by the Civil Engineering and Development Department.

Conclusion

9. The above concept is in line with the overall planning vision for Lantau agreed upon by the PC SC on 14 November 2014, i.e. “to promote the strategic growth and sustainable development of Lantau by balancing the needs for development and conservation”. It is hoped that in pursuing conservation, the development of Lantau could be taken forward to bringing about innovative experience, attracting more visitors and promoting local economy; and that the concept would be the elements of the overall spatial development and conservation strategy for Lantau.

10. Members are invited to comment on the above initial concept.

**Planning Department
Secretariat of the Planning and Conservation Subcommittee
March 2015**