

(Translated Version)

**For Discussion on
14 November 2014**

LanDAC PC SC Paper No. 05/2014

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

**Proposed Overall Planning Vision cum
Planning and Conservation Guiding Principles for Lantau**

1 Purpose

- 1.1 Based on the earlier agreement by the Lantau Development Advisory Committee on the strategic positioning and development themes for Lantau and the latest status of various development projects on Lantau, this paper aims to introduce the proposed overall planning vision and appropriate planning and conservation guiding principles for Lantau.

2 Background – Strategic Positioning, Development Themes and Latest Planning Position

- 2.1 Details of the latest proposed strategic positioning and development themes for Lantau set out in Paper No. 04/2014 of the Lantau Development Advisory Committee were agreed upon by Members after discussion at the Committee's 3rd meeting held on 19 July 2014. Subsequently, its strategic positioning, development themes and the latest planning position for Lantau were briefly stated in Paper No. 03/2014 of the Planning and Conservation Subcommittee which was adopted at the first joint meeting of the Planning and Conservation Subcommittee and the Economic and Social Development Subcommittee on 10 October 2014.
- 2.2 Amongst the overall development of Hong Kong, the strategic positioning for Lantau is to turn Lantau into (1) an international transport, logistics and trade hub in the Greater Pearl River Delta (PRD) region; (2) a service hub of the Greater PRD region and Asia; (3) a treasure of natural assets of Hong Kong; and (4) a strategic growth area with a new metropolis in the central waters.
- 2.3 The development direction/broad planning themes are (1) a Northern Lantau Corridor for economic and housing developments; (2) a North-eastern Lantau Node for leisure, entertainment and international tourism; (3) an East Lantau Metropolis for strategic growth with a core business district; and (4) predominant Lantau for conservation, leisure, cultural development and green tourism. **(Plan 1)**

3. Proposed Overall Planning Vision cum Planning and Conservation Guiding Principles

3.1 With reference to the latest strategic positioning and development direction for Lantau, we are of the view that the overall planning of Lantau should continue to be based on the **principle of balancing development and conservation** for promoting Lantau as a strategic growth area in Hong Kong and co-ordinating the development and conservation needs of Lantau. Therefore, we propose that the overall planning vision of Lantau be “**to promote the strategic growth and sustainable development of Lantau by balancing the needs for development and conservation**”¹.

3.2 The following set of planning and conservation guiding principles is also proposed as guidelines for the future formulation of the overall spatial development strategy and conservation measures for Lantau:

- (1) Maximising the strategic role of Lantau: Taking full advantage of the opportunities of Lantau as an international transport hub and the transport and traffic converging point of Guangdong, Hong Kong and Macau through co-ordination with the various development projects of Lantau for creating synergy effect to enhance economic and social effectiveness meeting the long-term development needs of Hong Kong.
- (2) Diversified land uses: Through effective use of the land resources for a liveable, good-for-work, good-for-tourism Lantau. When taking forward new development planning, due consideration should be given to the local and peripheral environment, and a balanced housing mix and adequate recreation and community facilities for promoting the development of a balanced and harmonious community should be provided. At the same time, diversified economic activities should be further promoted for the provision of more local employment opportunities and better tourist experience for visitors.
- (3) Enhancing internal and external transport linkage and infrastructure: Enhancing the internal transport linkage within Lantau and its external link with the urban area and other new towns through transport infrastructure for better accessibility and transportation. In addition, in view of its future development needs, further improvements to Lantau’s infrastructure including electricity and water supply, sewage treatment etc. are required to commensurate with its long-term development.
- (4) Creating a green, liveable, good-for-work metropolis: Through appropriate scale of reclamation for the provision of sizeable new land for comprehensive planning to introduce innovative, environmental and energy efficient planning, design and infrastructural engineering concept for the creation of a green and innovative new metropolis to accommodate the increased population and the development of a core business district and other economic land uses for promoting economic

¹ The Planning Vision of the 2007 Revised Concept Plan for Lantau is “To promote the sustainable development of Lantau by balancing development and conservation needs.”

development and providing employment.

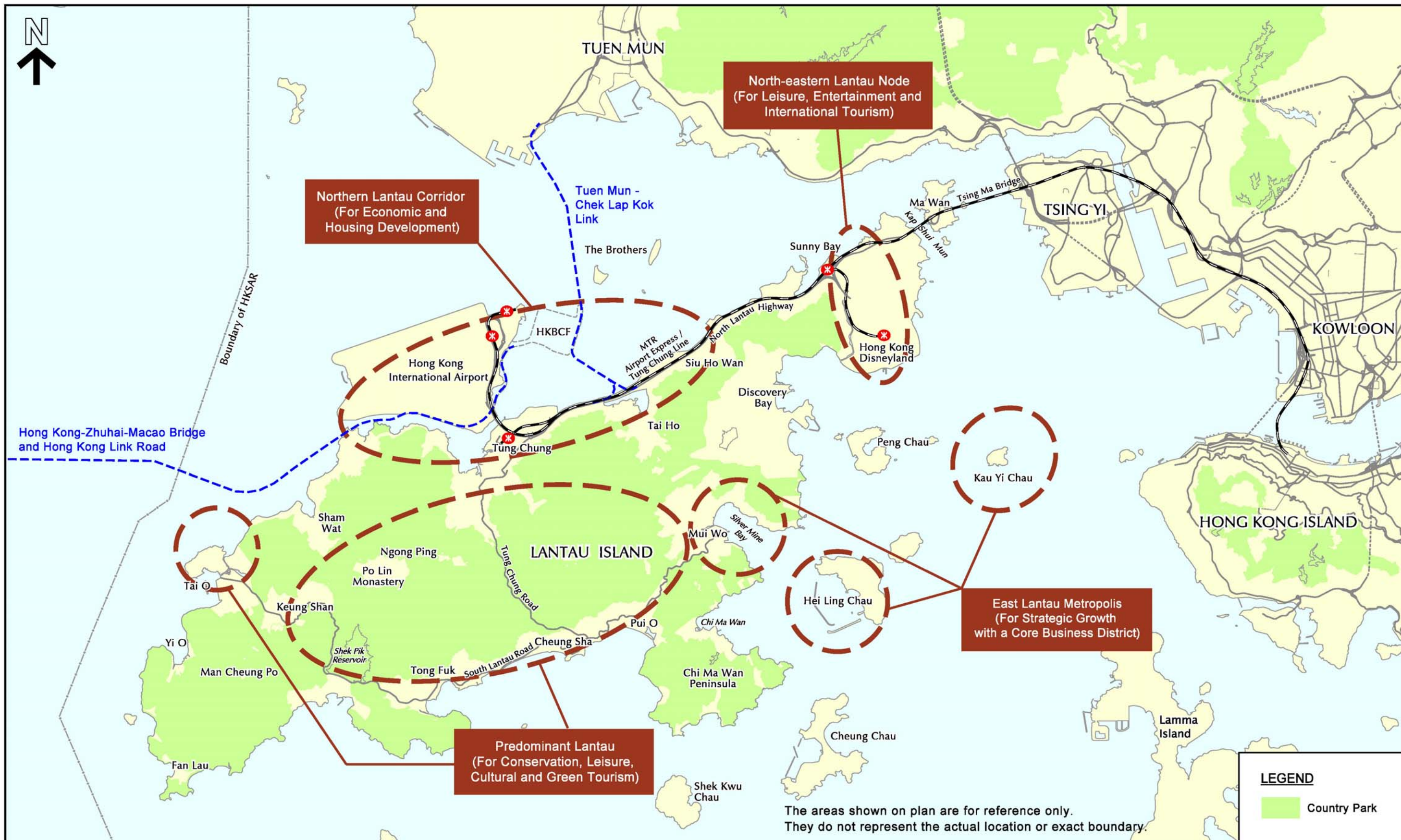
- (5) Promoting urban and rural harmony: Many villages and rural areas in Lantau still maintain their traditional village and rural artefacts, however, the future Tung Chung New Town Extension and East Lantau Metropolis would further bring urbanization to Lantau. Future planning should focus on integration of urban development and rural environment. In parallel with the development of Lantau, its village and rural character should be reinforced for the creation of a diversified community endowed with rich living experience and cultural characters.
- (6) Enhancing conservation of natural and cultural resources: Lantau is endowed with rich ecology, historic culture and landscape assets. When formulating the overall conservation measures, it is advisable to enhance the point-line-plane linkage of sites of conservation value so as to strengthen, consolidate and highlight the ecology, history and landscape assets of Lantau.
- (7) Optimising the potential of sites of conservation value: Majority of the sites of conservation value in Lantau has been covered by country parks, sites of special scientific interest and conservation related zones. Under the premise that there would be no adverse impact on the conservation value, ways could be explored to use the natural and historic cultural heritage for green tourism, recreation and education for enjoyment by the public. The potential of the rural areas of Lantau for sustainable development could also be optimised.
- (8) Addressing development and conservation simultaneously: When conducting land use planning, due regard should be given to the blending of the sites of conservation value and its surrounding land use. Every effort should be made to avoid undertaking major development and infrastructure projects at sites of high conservation value. When necessary, impact assessments on the ecology, heritage and landscape should be conducted for the new development projects. Good urban design and landscaping measures should also be provided to ensure that those areas of high ecological, heritage and landscape values would not be adversely affected.

4. Conclusion

- 4.1 The above aims to propose the overall planning vision cum planning and conservation guiding principles for the formulation of long-term development strategy and conservation measures for Lantau. Members of the Subcommittee are invited to discuss the proposals.

Plan 1: The Latest Planning Themes for Lantau

Planning Department
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The Latest Planning Themes of Lantau



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