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For discussion on
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LANTAU DEVELOPMENT ADVISORY COMMITTEE

**Planning and Conservation Subcommittee
Progress Report**

PURPOSE

This paper aims at reporting the work progress of the Planning and Conservation Subcommittee (PC SC) to the Lantau Development Advisory Committee (LanDAC).

PROGRESS REPORT

2. Subsequent to the last meeting, PC SC conducted a site visit to the sites of conservation value in Lantau on 17 December 2014 and held its third meeting on 18 March 2015.

Site Visit to Lantau

3. In response to the suggestion made by PC SC at its meeting on 14 November 2014, members/co-opted members of PC SC and other subcommittees visited the sites of conservation value in Lantau on 17 December 2014. There were a total of 12 participants, including non-official members or their representatives, co-opted members and ex-officio members. Briefing on the characteristics of the sites was made along the way by staff of the Development Bureau (DEVB), Planning Department (PlanD), Antiquities and Monuments Office, Agriculture, Fisheries and Conservation Department and Islands District Office.

4. Sites visited by the group included :
- a. Luk Wu/Keung Shan Zen (禪) meditation area;
 - b. Shui Hau ecological/recreation area;

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- c. Mui Wo historic heritage area;
- d. Pui O ecological/conservation/recreation area;
- e. Tung Chung historic and cultural conservation area.

Third Meeting

5. The following items were discussed at the third meeting of PC SC on 18 March 2015:

5.1 A Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau (the Study)

- a. PlanD started the 6-month Study in February 2015. An introduction on the Study was made by the PlanD and the consultant team responsible for the Study. Major points of the Study were as follows:

Main Objectives and Work of the Study:

- to fully capitalize on the development potential of Lantau and avoid the overlapping of roles and functions of the major commercial developments of Lantau (including the reclamation at Sunny Bay and Siu Ho Wan, Tung Chung New Town Extension and topside development at Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge);
- to analyse the location advantages and commercial potential of the major developments of Lantau at the territorial and regional levels and estimate the demand for commercial land in Lantau;
- to prepare a consolidated economic development strategy for Lantau;
- to conduct a preliminary market positioning study for the 4 major commercial developments of Lantau so as to identify target markets and customers, and propose a land use mix and development scale of individual commercial land; and
- to provide important references for the LanDAC and the studies on the various major developments.

Initial Analysis:

- the consultant team also conducted an initial analysis on the economic condition of Lantau, the importance of Lantau to the economic development of the Pearl River Delta region and the local

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economy and the industries with development potential in Lantau (including conventions and exhibitions, tourism and retailing, hotel and modern logistics) for reference and discussion by PC SC members.

- b. After discussion, the initial analysis of the Study was noted by PC SC and members' views were summarized as follows:
- the Study should take into consideration the demand/supply relation (demand-led, supply-led) of the future commercial developments and the development strategy should be divided into short/medium/long terms;
 - should have regard to the supporting transport facilities, synergy of the various commercial uses, carrying capacity of Lantau, changes in the operation mode of various industries (such as the impact of e-commerce on the logistics industry) and the latest national policy (such as the National 13th Five-Year Plan);
 - should explore the development of other industries (such as medical, aviation and technology, etc.), matching professional training and employment requisite, religious tourism and the potential of its related industries as well as the attraction of high-end tourists;
 - should make reference to the conceptual proposals of the 4 major themes under the 2007 Revised Concept Plan for Lantau; and
 - should place emphasis on discussion with the various stakeholders.
- c. In response, the PlanD stated that the Study would fully consider PC SC members' views. The consultant team would further consider the opportunities and challenges brought about by the various factors during study process and report the results of the Study to the LanDAC in due course. The Study would focus on economic development, and the Development Bureau would conduct a topical study on the "recreational and tourism development strategy for Lantau". The results of the studies would serve as important references for the formulation of the future overall spatial development and conservation strategy.

5.2 Initial Concept of Conservation, Recreation and Green Tourism in Lantau

- a. Having regard to the relevant conservation guiding principles (including enhancing conservation of natural and cultural resources, optimising the potential of sites of conservation value, addressing development and conservation simultaneously, etc.) adopted by PC SC and the

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development proposals raised by PC SC members and the public previously, the PlanD proposed the following initial concept in relation to conservation, recreation and green tourism:

- Northwest Lantau - a historic, cultural and nature tour: dividing Northwest Lantau into 4 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;
 - Luk Wu and Keung Shan - Zen conservation area: enhancing linkage of sites of heritage value to develop Luk Wu and Keung Shan into a religious conservation area and manifesting the heritage value of the Five Major Buddhist Woodlands (五大禪林); and
 - 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 of the area and proposing additional facilities for nature education, aquatic activities, star watching, spa and resort facilities, camping sites and eco-lodge, etc.
- b. The above proposals were initial concept only which aimed at inspiring further discussion and comments from PC SC members, and technical and feasibility studies were yet to be conducted. Matters requiring further exploration included detailed proposals, supporting transport and infrastructural facilities, accessibility of individual sites, impacts on the environment and the local community, implementation arrangements, etc.
- c. After discussion, members’ views were summarized as follows:
- in general, PC SC members supported the initial concept:
 - matters of concern to PC SC members included: the feasibility of the addition of a cycle track at South Lantau Road and the appropriate transportation mode (on foot, by vehicle, by vessel), the carrying capacity of the transport system, the development of an alternative transport mode (such as water transport), the provision of supporting facilities (such as parking spaces, laybys, rain shelters, toilets etc.), any potential conflicts between the proposed Soko

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Islands spa centre and the marine park, and the balance between religious development/the need for conservation;

- Pui O could be served as the gateway of South Lantau for round island trip;
- in view of the historic and cultural characteristics of Mui Wo, consideration could be made for the addition of feasible projects; and
- it was emphasised that discussion with the stakeholders such as the presiding custodians of the temples in the Zen conservation area and the community should be conducted in order to understand their needs.

- d. For the transport arrangements, the representative of the PlanD stated that PC SC would maintain contact with the Traffic and Transport Subcommittee (TT SC) to adopt and incorporate proposals into the projects under the above initial concept, where appropriate. As for the feasibility of the additional of a cycle track at South Lantau Road, the representative of the Civil Engineering and Development Department (CEDD) stated that there was a plan to incorporate a cycle track as an item for consideration when studying the development of spa and resort facilities at Cheung Sha and Soko Islands.
- e. The above concept was in line with the overall planning vision for Lantau agreed upon by 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”. PC SC suggested that the feasibility and implementation arrangements of the initial concept be followed up under the “study on recreational and tourism development strategy for Lantau” undertaken by DEVB 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 CEDD. It was also suggested that the initial concept be incorporated into the initial land use concept for Lantau. In addition, PC SC also agreed that the initial concept could be the elements of the overall spatial development and conservation strategy for Lantau.

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FUTURE TASKS

6. The work of PC SC would be taken forward according to the endorsed preliminary work plan. Regular review of the tasks would be conducted and coordination with the Economic and Social Development Subcommittee and TT SC would also be carried out. Appropriate adjustments would be undertaken in accordance with the proposals of the LanDAC and the actual work progress. The next major task would be the formulation of the initial land use concept for Lantau.

CONCLUSION

7. Members of the LanDAC are invited to take note of the work progress of PC SC and provide comments.

**Planning Department
Lantau Development Advisory Committee
Secretariat of Planning and Conservation Subcommittee
March 2015**