

## **LANTAU DEVELOPMENT ADVISORY COMMITTEE**

### **Lantau Development Public Engagement Report**

#### **PURPOSE**

This paper aims to report to the Lantau Development Advisory Committee (LanDAC) on the major content of the “Lantau Development Public Engagement Report”.

#### **PUBLIC ENGAGEMENT EXERCISE**

2. Upon submission of its First-term Work Report titled “Space for All” in January 2016, the LanDAC, together with the Development Bureau and relevant government departments organised or attended on invitation the following public engagement (PE) activities for Lantau development from 31 January to 30 April 2016 to collect public views:

- (i) three public forums attended by a total of about 860 members of the public;
- (ii) five focus group meetings, covering organisations from such sectors as recreation, sports and tourism, professional institutions, business, social development and youth, as well as green groups;
- (iii) 28 consultative sessions, including consultations with the Legislative Council Panel on Development, Town Planning Board, District Councils, Heung Yee Kuk, Rural Committees, community groups, professional institutions, environment concern groups, as well as relevant stakeholders from business, logistics, tourism and cultural and recreational sectors;
- (iv) roving exhibitions at 16 locations in the territory for a period of 71 days; and
- (v) engaging the Hong Kong Shue Yan University to conduct an independent opinion survey during the roving exhibition period, with a total of 872 completed questionnaires.

## **(Translated Version)**

3. We reported the progress of the PE activities to the LanDAC on 23 April 2016. The details of the whole PE exercise are at **Annex**.

4. During the whole PE exercise, we collected a total of about 23 500 feedbacks from the public. In addition to the comments from PE activities, we received a total of about 1 390 written submissions by individuals/groups and another 20 500 signatures/submissions from 10 campaigns organised by the public during the exercise.

5. The consultant has analysed the above comments and other information collected during PE activities, and has included relevant information, summaries of comments, as well as results of analysis in the PE Report.

### **Public Views on Lantau Development and Conservation**

6. The consultant has consolidated the major views collected during PE exercise as follows:

#### **6.1 Overall Position on Lantau Development**

Overall speaking, Lantau Development is generally supported by the public.

#### **6.2 Vision, Strategic Positioning and Planning Principles**

There was general support for the planning vision for Lantau Development, i.e. balancing and enhancing development and conservation, with a view to developing Lantau into a smart and low-carbon community for living, work, business, leisure and study; and for the four major planning principles, including economy and livelihood, nature and heritage conservation, recreation and tourism, as well as traffic and transport. Regarding strategic positioning, we received relatively fewer comments, yet most of them were mostly supportive. The strategic positioning with the most public support was to make Lantau an international transport, logistics and trade hub in the Greater Pearl River Delta (PRD) Region.

#### **6.3 Development Proposals**

##### **6.3.1 General**

Apart from recreation and tourism development proposal group, there was general support for the four development proposal groups, i.e. spatial planning and land use, conservation, strategic traffic and transport infrastructure, as well as social

## **(Translated Version)**

development. Some had reservations about the group of recreation and tourism development due to the concerns on the local capacity to receive visitors and potential impacts on the environment.

### **6.3.2 Individual Development Proposals**

(i) North Lantau Corridor for Economic, Housing and Entertainment Development

There was general support for developing North Lantau corridor for strategic economic and housing development and on north-eastern Lantau for leisure, entertainment and tourism development. While there was general support for attracting talent to match balanced employment opportunities, there were suggestions to develop new education facilities in Lantau.

(ii) East Lantau Metropolis (ELM) as Long-term Strategic Growth Area

The supportive comments considered that the ELM could enhance land supply in the long run to support future development needs of Hong Kong. The ELM could be developed into the third Central Business District and a long-term strategic growth area, fostering the overall economic growth of Hong Kong; providing land for new transport corridor linking the metro areas, Lantau and the north-western part of the New Territories; and becoming a portal connecting Hong Kong with PRD and the world via the Hong Kong-Zhuhai-Macao Bridge and the airport, etc.

Some expressed concerns about potential impacts on the environment and transport infrastructure brought about by the ELM proposal. They hoped to seek more information about the proposal, such as the needs for the ELM and its technical feasibility. Therefore, it was suggested that detailed studies on the ELM should be conducted for further consideration.

(iii) Conservation, Natural Resources and Ecology

While there was strong support for conservation and better utilisation of nature resources, the public expressed strong desire for sustainable development by balancing conservation and development needs. There were concerns on the lack of

**(Translated Version)**

clear proposals or measures towards conservation and the public requested for strengthening of land control measures.

(iv) Traffic and Transport Infrastructure

There was general support for the proposed strategic railway and road systems, the North Lantau Road and the greater use of water transport. There were new proposals from the locals for additional road links within Lantau. There were also concerns about relaxing driving restriction to the roads in south Lantau that would induce possible environmental impacts to south Lantau.

(v) Recreation and Tourism

While the recreation and leisure development proposals were generally supported by the public, there were concerns on the capacity of specific areas, particularly Tai O, to receive visitors. Study on the capacity to receive visitors should be conducted. The public also expressed general concerns on the environmental impact of the proposals, for example, they did not support the proposed improvement of accessibility to and provision of a viewing deck at Sunset Peak. They also had reservations towards provision of spa and resort facilities at Soko Islands. Meanwhile, there were suggestions to further explore the possibility of expanding the cycle track network.

(vi) Other Aspects

Some views expressed objection to the proposed cable car extension from Ngong Ping to Tai O before improvement in road connection. Some expressed concerns on the potential environmental impact of the proposed cable car extension.

There was general support for all the proposals on social development.

## 6.4 Others

### 6.4.1 Other New Development Proposals

There were some suggestions for more community facilities in Tung Chung, Tai O, Mui Wo and south Lantau to cater for the needs of local residents.

#### **6.4.2 Implementation**

There were suggestions on conducting more planning studies and giving higher priority to conservation proposals. Some other comments considered that transportation-led planning should be adopted for Lantau Development. The public also generally requested for faster implementation and closer liaison/coordination mechanism.

#### **6.4.3 Consultation Structure and Process**

The public generally requested for more planning details, more briefings and consultation on Lantau Development.

### **Way forward at the Next Stage**

7. Lantau Development will involve a number of major infrastructure projects, with some already at design or construction stages. For instance, we are carrying out detailed design work in phases for Tung Chung New Town Extension project; and the phase 2 stage 1 improvement works at Mui Wo and Tai O have also commenced this year. In addition, we are actively pursuing continuous implementation of short and medium-term projects that have received general public support. That said, given that some are still at preliminary conceptual or advance planning stages, they are subject to detailed feasibility studies and planning so as to balance conservation and development. We will communicate with the public and stakeholders about the projects at an appropriate time, so that we may take heed of public views on development proposals in a timely manner.

8. Regarding the longer-term ELM proposal, some expressed concerns on the development needs for the proposal, potential impacts on environment and transport infrastructure, and technical feasibility issues, etc. As for the needs for such developments, further details, such as Hong Kong's long-term future demand for land for housing, economy, community facilities, infrastructure, etc., are provided under the study titled "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" conducted by the Planning Department. It proposed a spatial planning framework and direction transcending 2030 and the proposal of utilising geographical advantages of the central waters to develop the ELM as the third Central Business District and long-term economic strategic growth area, to achieve a more balanced development for Hong Kong, as well as to provide space for improving living environment to support Hong Kong's long-term sustainable social and economic developments transcending 2030. On account of the

**(Translated Version)**

potential impacts by the development proposals on surrounding areas, the Government is looking forward to early commencement of strategic studies on the artificial islands in the central waters, with a view to exploring various factors in details, including impacts on the natural environment and residents of outlying islands, water transport and port operations, as well as fisheries, traffic and transport, land use planning, cost-effectiveness, etc.; and assessing the overall preliminary feasibility of providing artificial islands and associated infrastructures.

9. We are currently drafting a Blueprint for Lantau Development and Conservation. The views from Members and the public will be carefully considered and incorporated into the Blueprint as appropriate, which is expected to be announced early next year.

10. Moreover, we will set up a Task Force on Lantau Conservation (the Task Force) under the Sustainable Development Subcommittee (SD SC) to address the public aspirations to implement conservation proposals or measures. Through the Task Force, the Government hopes to work with environmentalists and relevant stakeholders to examine and explore practicable and worthy conservation projects for implementation in Lantau, for consideration by the SD SC. SD SC members supported such proposal of setting up the Task Force. The Task Force is expected to be set up in November 2016.

11. The PE report and its executive summary will be uploaded onto the website ([www.LanDAC.hk](http://www.LanDAC.hk)) for public access.

## **Conclusion**

12. Members are invited to note the major content of the “Lantau Development Public Engagement Report”.

**Development Bureau  
Civil Engineering and Development Department  
October 2016**

(Translated Version)

## Lantau Development Public Engagement Activities

**Table 1: Public Forums**

Date	Activity	Statistics	
20 February 2016	1st public forum (HKFEW Wong Cho Bau Secondary School, Tung Chung)	No. of Participants:	384
		No. of Participants Spoken:	52
		No. of Comments Collected:	153
28 February 2016	2 <sup>nd</sup> public forum (City Gallery, Central)	No. of Participants:	183
		No. of Participants Spoken:	44
		No. of Comments Collected:	55
13 March 2016	3rd public forum (The Boys' & Girls' Clubs Association of Hong Kong, Wan Chai)	No. of Participants:	292
		No. of Participants Spoken:	61
		No. of Comments Collected:	136

**Table 2: Legislative Council Panel on Development and  
Town Planning Board Meetings**

Date	Meeting
23 February 2016	Legislative Council Panel on Development Meeting
16 April 2016	Legislative Council Panel on Development Special Meeting (The views on the “Proposed Strategy for Lantau Development” from different sectors of the society received)
26 April 2016	Legislative Council Panel on Development Meeting
6 May 2016 <sup>#</sup>	Town Planning Board

<sup>#</sup> The meeting was arranged during PE exercise.

**Table 3: Focus Group Meetings**

Date	Focus Group
30 March 2016	Recreation, Sports and Tourism
30 March 2016	Professional Institutions
31 March 2016	Business
31 March 2016	Social Development and Youth
8 April 2016	Green Groups

**(Translated Version)**

**Table 4: District Council Briefing Sessions**

<b>Date</b>	<b>District Council</b>
1 February 2016	Islands
17 February 2016	<b>Hong Kong</b> Central & Western, Eastern, Southern and Wan Chai
18 February 2016	District Council Chairmen and Vice-chairmen
1 March 2016	<b>Kowloon</b> Kowloon City, Kwun Tong, Sham Shui Po, Yau Tsim Mong and Wong Tai Sin
11 March 2016	<b>New Territories</b> Kwai Tsing, North, Sai Kung, Sha Tin, Tai Po, Tuen Mun and Yuen Long
22 March 2016	Tsuen Wan

**Table 5: Meetings with Stakeholders**

<b>Date</b>	<b>Stakeholder</b>
15 March 2016	Mui Wo Rural Committee
18 March 2016	South Lantau Rural Committee
18 March 2016	Tung Chung Rural Committee
24 March 2016	Lantau Development Alliance
7 April 2016	Tai O Rural Committee
14 April 2016	Fishermen Associations (Arranged by LegCo Member Hon. Steven, Ho Chun-yin)
15 April 2016	Living Islands Movement
19 April 2016	Heung Yee Kuk
19 April 2016	Lantau Volunteer Unit
25 April 2016	Hong Kong Mountain Bike Association and The Cycling Association of Hong Kong
28 April 2016	Lantau Buffalo Association
5 May 2016 <sup>#</sup>	Hong Kong Hiking Association, China

<sup>#</sup> The meeting was arranged during PE exercise.

**(Translated Version)**

**Table 6: Meetings Attended on Invitation**

<b>Date</b>	<b>Invitation Organisation Invited</b>
7 March 2016	Hong Kong Institute of Planners
29 March 2016	Hong Kong Institution of Engineers
2 April 2016	Discovery Bay Residents' Associations (Arranged by Islands District Council Member, Ms Yung Wing-sheung, Amy)
9 April 2016	Environmental Life Science Society of Hong Kong University Students' Union, Designing Hong Kong, Living Islands Movement and Tung Chung Community Development Alliance Attended the Lantau Sustainable Development Forum
13 April 2016	Tung Chung Residents (Arranged by LanDAC Member, Ms Chau Chuen-heung)
24 April 2016	Save Lantau Alliance Attended Save Lantau Civil Hearing

**(Translated Version)**

**Table 7: Roving Exhibitions**

<b>No.</b>	<b>Date (2016)</b>	<b>Venue</b>	<b>No.</b>	<b>Date (2016)</b>	<b>Venue</b>
<b>1</b>	11-14 February	G/F, Tung Chung Municipal Services Building	<b>9</b>	14-21 March	G/F, Queensway Government Offices
<b>2</b>	15-19 February	G/F, Tsuen Wan Government Offices	<b>10</b>	24-31 March	Hong Kong MTR Station
<b>3</b>	15-19 February	G/F, North Point Government Offices	<b>11</b>	24-31 March	Central Pier No. 6 (To Mui Wo)
<b>4</b>	20-26 February	External Venues of Fu Tung Estate Shopping Centre, Tung Chung	<b>12</b>	1-8 April	Tai O Rural Committee Square
<b>5</b>	27 February - 3 March	Lai Shuk Ying Memorial Square, Yat Tung (I) Estate, Tung Chung	<b>13</b>	2-4 April	Atrium, Level 1, Metro City Plaza Phase II, Tseung Kwan O
<b>6</b>	3-9 March	G/F, Tuen Mun Government Offices	<b>14</b>	8-10 April	Event Hall, UG/F, Citywalk 2, Tsuen Wan
<b>7</b>	7-13 March	Ngau Tau Kok Road Flyover Rest Garden (Ngau Tau Kok MTR Station Exit A)	<b>15</b>	9-14 April	Central Pier No. 8
<b>8</b>	11-13 March	Atrium, 1/F, Amoy Plaza Phase 2, Ngau Tau Kok	<b>16</b>	15-21 April	Youth Square, Chai Wan