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For discussion on  
26 September 2015

LanDAC Paper No. 09/2015

**LANTAU DEVELOPMENT ADVISORY COMMITTEE**

**Economic and Social Development Subcommittee  
Progress Report**

**PURPOSE**

This paper aims to report to the Lantau Development Advisory Committee (LanDAC) Members on the work progress of the Economic and Social Development Subcommittee (ESD SC) after the fifth meeting of the LanDAC.

**PROGRESS REPORT**

2. Following the fifth meeting of the LanDAC, ESD SC held 2 joint meetings with the Planning and Conservation Subcommittee in May and September 2015 respectively, and the key discussions are summarized as below.

**(A) Education Services for Lantau (ESD SC Paper No. 04/2015)**

3. ESD SC noted that the education services provided by the Government and non-government bodies in Lantau, including the primary and secondary education services and international school matters, as well as information regarding post-secondary education programmes which have comparatively closer relation with the Lantau development.

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**(B) Proposed Recreation and Tourism Development Strategy for Lantau (ESD SC Papers No. 05/2015 and 06/2015)**

4. The consulting team briefed ESD SC on 29 May 2015 on the main tasks, study approach and initial findings of the recreation and tourism market trend (**ESD SC Papers No. 05/2015**). ESD SC noted the briefing from the consulting team and provided the following suggestions:

- Development of Lantau should be diversified and the intangible cultural heritage of Lantau should be explored and widely promoted as major tourist attractions. It was suggested that the aquatic activities, marina facilities, tourism combined with medical tours, wellness tourism or medical check-up tours, shopping attractions and theme parks, religious tours and international religious conferences etc. should be developed;
- Comprehensive ancillary facilities would be required to support the recreational and tourism development of Lantau. When developing the tourist attractions on Lantau, a meeting point (such as a tourist information centre) should be set up for providing travel/tour information of Lantau to the tourists;
- When developing tourism attractions, manpower resources, local culture and safety were also important considerations;
- A questionnaire survey should be conducted to better understand the tourists' awareness and perception of the various attractions in Lantau, the number of tourists visiting Lantau and their length of stay, etc. As for Hong Kong citizens, the consultants should also survey their usage of the attractions on Lantau and the places they would visit; and
- The traffic restriction issue in South Lantau was raised. Hong Kong citizens would also be an important source of visitors to Lantau, particularly the senior citizen. They would visit different places in the territory by making use of the senior

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citizen concession fare.

5. The consultants responded that they would make reference to the views from Members for carrying out the tasks in next step and consider the proposed questionnaire survey.

6. The consultants subsequently submitted the Proposed Recreation and Tourism Development Strategy for Lantau (**ESD SC Paper No. 06/2015**) to ESD SC on 10 September this year. ESD SC discussed and endorsed the development strategy proposed by the consultants, and Members made a number of comments regarding the paper at the meeting. Main points of their comments were as follows:

- The planning positioning should be well-defined in the sense that it should highlight Lantau's role in the overall recreation and tourism development in Hong Kong. The consultant should provide data to support the relevant proposals, such as costs of investment, rates of return, pedestrian flow, target age groups and development timetables;
- The proposed recreation and tourism facilities should focus on conserving the natural environment, and utilising the existing resources wherever possible to develop green tourism in phases. In addition, due consideration should be given to both the development of Lantau and the well-being of the local residents and ways to improve their living;
- It was hoped that Lantau's development would help divert different types of tourists and make up for the deficiencies of Hong Kong's tourism industry;
- In view of the great demand for a marina, Members suggested that a yacht club be set up in South Lantau and at Tai A Chau, Siu A Chau or the proposed reclamation at Sunny Bay. Other Members suggested to develop resort hotels along with mini-golf facilities, large performance

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venues, paragliding, Segway, etc., and consider combining their development with convention and exhibition uses as well as tourism;

- It was suggested that the concept of marine traffic be adopted to give tourists a unique experience. In addition, the construction of funicular could also be considered to make it easier for visitors to go up the mountains to enjoy the natural scenery; and
- It was hoped that the Government would provide additional campsites and related facilities, and relax country parks legislation to allow visitors to set up camp in the country parks. Members also suggested the incorporation of new elements, such as an online platform for renting out camping equipment to facilitate visitors' access to the campsites and equipment. Consideration could also be given to renting out home-stay lodgings or renovated buildings to visitors.

7. The consultant noted Members' views and revised the development proposals as appropriate. The revised proposed recreation and tourism development strategy is set out in **Annex 1** (with revisions highlighted in bold italics). The proposals stated in the paper are only preliminary concepts of the consultant, the feasibility of which had yet to be ascertained by technical studies and financial assessments. The consultant would further analyse the relevant proposals for recreation and tourism development and identify cost-effective options, so as to map out short-, medium- and long-term proposals for implementation in phases as appropriate. Subsequently, some of the proposals would first be chosen for preliminary feasibility studies (including financial viability studies) and broad technical assessments, covering aspects such as traffic, environment and infrastructure facilities, and effective and feasible mitigation measures against possible adverse impacts would be proposed. The consultants would again consult LanDAC and its relevant subcommittees and report to them the updated findings of the Study where and when appropriate.

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**(C) Proposed Social Development Strategy for Lantau (ESD SC Paper No. 07/2015)**

8. ESD SC noted that the current situation of social development in Lantau, including population, employment, vocational education/ training and employment support services, education, housing, healthcare services, public health, elderly service and youth development, leisure and cultural development, social welfare, road network, water transport, stormwater and sewage collection and treatment, and fresh water supply.

9. ESD SC agreed that the vision of social development of Lantau is to develop Lantau into a livable, work-friendly and enjoyable place. The major proposal of Lantau's social development strategy should be:

- Attracting more talents to facilitate a balanced development of the economy and the employment in Lantau;
- Tying in with the needs of development, providing appropriate traffic and transport facilities inside and outside the district to bring convenience to residents in their daily life and work; and
- Taking care of the needs of the rural and remote areas in Lantau.

10. Detailed proposal of social development strategy are in **Annex 2**.

## **CONCLUSION**

11. Members are invited to note the work progress of ESD SC and offer their views.

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**Annex**

Annex 1: Initial Concept of Proposed Recreation and Tourism  
Development Strategy for Lantau

Annex 2: Detailed Proposal of Social Development Strategy

**Development Bureau**

**Lantau Development Advisory Committee**

**The Secretariat of Economic and Social Development Subcommittee**

**September 2015**

**Revised Proposed Recreation and Tourism Development Strategy**  
*(with Revisions Highlighted in Bold Italics)*

Vision

“To Shape Lantau as a Kaleidoscopic Recreation and Tourism Destination”

Mission

- (i) achieving sustainable tourism development taking account of its natural resources and assets, social acceptability and economic benefits;
- (ii) building a tourism branding for Lantau and making Lantau a recreation and tourist hub;
- (iii) creating attractions that bring unique feeling and contrasting experience to visitors;
- (iv) driving repeated visitation and increasing visitors per capita expenditure;
- (v) extending visitors’ length of stay; and
- (vi) offering diversified and charming attractions.

Regarding the above vision and the prerequisite which is to conserve Lantau’s green resources with balance against development, the Consultants formulate the mission and guiding principles of the recreation and tourism development for Lantau as the guidelines for future development.

Guiding Principles

- (i) promote smart, green and resilient recreation and tourism development;
- (ii) balance conservation needs and respect natural resources;
- (iii) create a constellation of diverse attractions by adding new elements and enhancing existing offerings;
- (iv) integrate and cluster new and existing recreation facilities and

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- tourist attractions to achieve synergy effect;
- (v) offer opportunities for more people to enjoy the country parks and other natural tourism resources;
  - (vi) capitalise local history and cultural heritage and develop them as unique tourism experience while appreciating the needs of local community;
  - (vii) create critical mass and broaden the market appeal; and
  - (viii) Improve accessibility and strengthen the linkages between tourist destinations.

### Planning Framework

- Six themes and eleven major *Recreation and Tourism Areas*<sup>1</sup>, three places of interest (e.g. Fan Lau, Shui Hau, Yi O)(**Figure**). The initial concept is as follows:

(i) “Excitement” Theme:

- ***Sunny Bay***: Located at North-East Lantau and being adjacent to Hong Kong Disneyland Resort, Sunny Bay is currently linked to Tung Chung and Hong Kong Disneyland through railway and is the gateway to Lantau Island. With the proposed reclamation at Sunny Bay, there is a potential for further developing recreation and tourism facilities in the area. The possible offerings include role-playing and occupational education park, indoor adventure park for youth (e.g. indoor surfing/wave pool, 4D theatre, iFly indoor skydiving etc.), thematic leisure and entertainment area (*e.g. Vibrant venue for large scale performances*) and marina etc.
- ***Mui Wo***: Mui Wo is mainly a rural township. Silvermine Beach and Silvermine Beach Resorts together offer facilities for water sports and coastal recreation facilities.

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<sup>1</sup> “Recreation and Tourism Area” was named as “Node” in ESD SC Paper 06/2015 previously



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Besides, Silvermine Cave and Waterfall is a popular venue for hiking and picnicking with newly planted cherry trees in the area. The visitors can enjoy the view of the adjacent agricultural land and the distant view of Silvermine Beach from the plateau. It is suggested that this node should be developed into a place which offers diversified outdoor activities, such as outdoor adventure park (e.g. zipline, hillside slides, paintball/war game), aqua park (e.g. Wibit, flyboarding), mountain bike, *Animal Farm*, *Segway* etc. Regarding culture and historic aspects, it is proposed to set up a Lantau History Museum at Mui Wo based on the significant historical value of the place. Besides, local music festivals could also be organized so as to foster the development of modern culture. With respect to recreation and services, activities such as Silvermine Blossom Festival/Wedding Tourism and the provision of visitor centre are suggested so as enhance visitation. Together with the preliminary concept of “East Lantau Metropolis (ELM)”, Mui Wo could be developed as a gateway to Lantau Island in the long term.

(ii) “Splurge and Indulge” Theme:

- ***Aerotropolis:*** It is the starting point of Ngong Ping cable car and has Citygate Outlet, the Hong Kong International Airport (HKIA) and AsiaWorld-Expo. With the planned Hong Kong-Zhuhai-Macao Bridge (HZMB), the North Commercial District of HKIA and Topside Development on the Hong Kong Boundary Crossing Facilities (HKBCF) island, it is suggested that this node should be developed as a venue for shopping and dining, *MICE Tourism*, marina, international ice rink, hotels, etc.

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(iii) “Ecology” Theme:

- ***Tai/Siu Ho Wan:*** Currently is a rural area with abandoned agricultural land. The existing Olympic Trail has significant ecological value of woodland. Moreover, Tai Ho Stream is the habitat of various species of freshwater and brackish fish, such as the rare Horseshoe crab, Ayu etc. There are also mangrove and seaweed bed (including *Halophila beccarii*) growing at the estuary. As the landing point of the southern section of the Tuen Mun-Chek Lap Kok Link (TM-CLKL) connecting the HKBCF island of HZMB and the northern coast of Lantau will be at Siu Ho Wan area and it is also planned to add a new railway station at Siu Ho Wan to support the proposed developments at Siu Ho Wan reclamation and on the topside of the railway depot, the accessibility of Siu Ho Wan would be enhanced by that time. Therefore, the Study considers possible to introduce eco-tourism to the designated area and set up a creative eco-tourism hotspot at Siu Ho Wan such as the provision of an iconic botanic garden, eco-tour centre and eco retreat corresponding to wetland context at Tai Ho Stream.
  
- ***Sunset Peak:*** The Sunset Peak is a renowned attraction for enjoying the view of sunrise/sunset and for stargazing, while it is also a popular attraction along the Lantau Trail. In order to attract more visitors to the Sunset Peak to enjoy the scenic view, in addition to the existing trails, the Study suggests enhancing the accessibility to the area and the provision of viewing deck at Sunset Peak. Furthermore, the provision of stargazing facilities and campsite could be explored.
  
- ***Yi O:*** Agricultural land has been abandoned after the old Yi O Village moved out. Revitalization of the abandoned land

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has commenced in recent years and related agricultural activities can also be observed in the area. The Consultants suggest the provision of farm stay, such as harvest walk and farm-to-table eatery that should promote citizens' experience to agricultural lifestyle.

(iv) “Culture and Heritage” Theme:

- ***Tung Chung Valley:*** Existing offerings include rural villages with cultural assets, several hiking trails linking to Lantau Peak and Sunset Peak such as Tung O Ancient Trail, Tung Chung Fort, Tung Chung Battery and Tung Chung River etc. The Consultants suggest the provision of tourism attractions such as River Cum Biodiversity Park, eco-tour centre, Tung Chung historic walking district etc.
- ***Tai O:*** Tai O is renowned as the Venice of the East. Existing iconic offerings include the historical water village and stilt houses, fishing trail, wetland and mangrove, abandoned salt pan etc. The Consultants suggest services such as active contemplative practice, (e.g. Wushu Retreat, Tai Chi Centre), culinary heritage centre, experiential village life attraction, ***guesthouse (Minsu)*** as well as outdoor activities (e.g. open air repertory theatre for enjoying sunrise/sunset view). In addition, we are now exploring the opportunity for cable car extension from Ngong Ping to Tai O. This proposed extension, if materialized, could offer tourists with extra travel options.
- ***“Zen Conservation Zone”:*** This node covers Ngong Ping, Luk Wu, Keung Shan, etc areas and already has Ngong Ping 360, Monasteries, Tian Tan Buddha and Ngong Ping Piazza etc. Ngong Ping, Luk Wu, Keung Shan, Tei Tong Tsai and Ling Wui Shan (Infinity Pool) together are called

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the “Five Buddha Monasteries”. The area around Luk Wu and Keung Shan is one of the earliest Buddhism development in Hong Kong and many temples, monasteries, nunneries and religious communities are clustered there. This makes the area a significant node for religious purpose. Although Luk Wu, Keung Shan and Ng Yuen have a relatively few visitations, it is still a great destination for weekend getaway to a number of Hong Kong citizens. The Consultants suggest maintaining the status quo with the provision of limited religious activities such as Temple tour, Zen class, Zen meditation and retreat.

- ***Fan Lau:*** Existing offerings include cultural heritage such as Fan Lau Fort, Fan Lau Stone Circle and etc. It is suggested that facilities for outdoor activities such as exploration campsite/outward bound and hiking trail should be provided.

(v) “Adventure” Theme:

- ***Pui O/ Chi Ma Wan:*** This area currently has a rural setting with facilities for water sports and holiday accommodations available at sheltered beach. This node has rich ecological resources with a diversified ecology such as wetlands, mangroves, mudflats, beaches, streams, etc. There are a number of abandoned farmlands at the shores of Pui O River, which are now wetlands providing habitats to various organisms (e.g. dragonfly, buffalo). To tie in with this theme, the Consultants suggest the provision of water sports (e.g. windsurfing, canoeing and kayaking), paragliding, extreme sports (e.g. rock climbing, Skate Park), aqua park (e.g. Wibit), cattle conservation area and campsite in the area.

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- **Shui Hau:** There is a natural coast that extends along from Pui O to this area. Mangrove at Shui Hau Bay with significant conservation value is the habitat of various species and also the natural incubator of the rare Horseshoe crab. Existing facilities and activities include hiking trails and campsites, clam digging, kitesurfing and stargazing sites. It is suggested that facilities for paragliding and exploration campsites should be provided, and biking and hiking trail network should be extended etc.

(vi) “Relaxation and Wellness” Theme:

- **Cheung Sha:** Existing offerings include long beaches, mountain bike trails and campsites. The Consultants suggest the development of spa and resorts, water sports centre (e.g. sailing, windsurfing), local music festival, campsites, wedding centre, cycle track and etc.
  - **Soko Islands:** It is an ex-Vietnam Refugee camp and a place of geological interest, with tranquil setting and marine park. Taking advantage of natural terrain of the islands, the Consultants propose to develop spa and resorts and facilities for extreme sports (e.g. rock climbing).
- It is suggested that experiential transport connections among Recreation and Tourism Areas should be provided and the proposed connectors include water-based connections (e.g. water taxi), above-ground modes (e.g. cable car, funicular railway) and land-based links (cycle tracks, round-the-island sightseeing shuttle, etc.).
  - On the other hand, with the prerequisite of enhancing conservation, it is suggested that the attractiveness of country parks for green tourism, recreation and educational purposes should be increased

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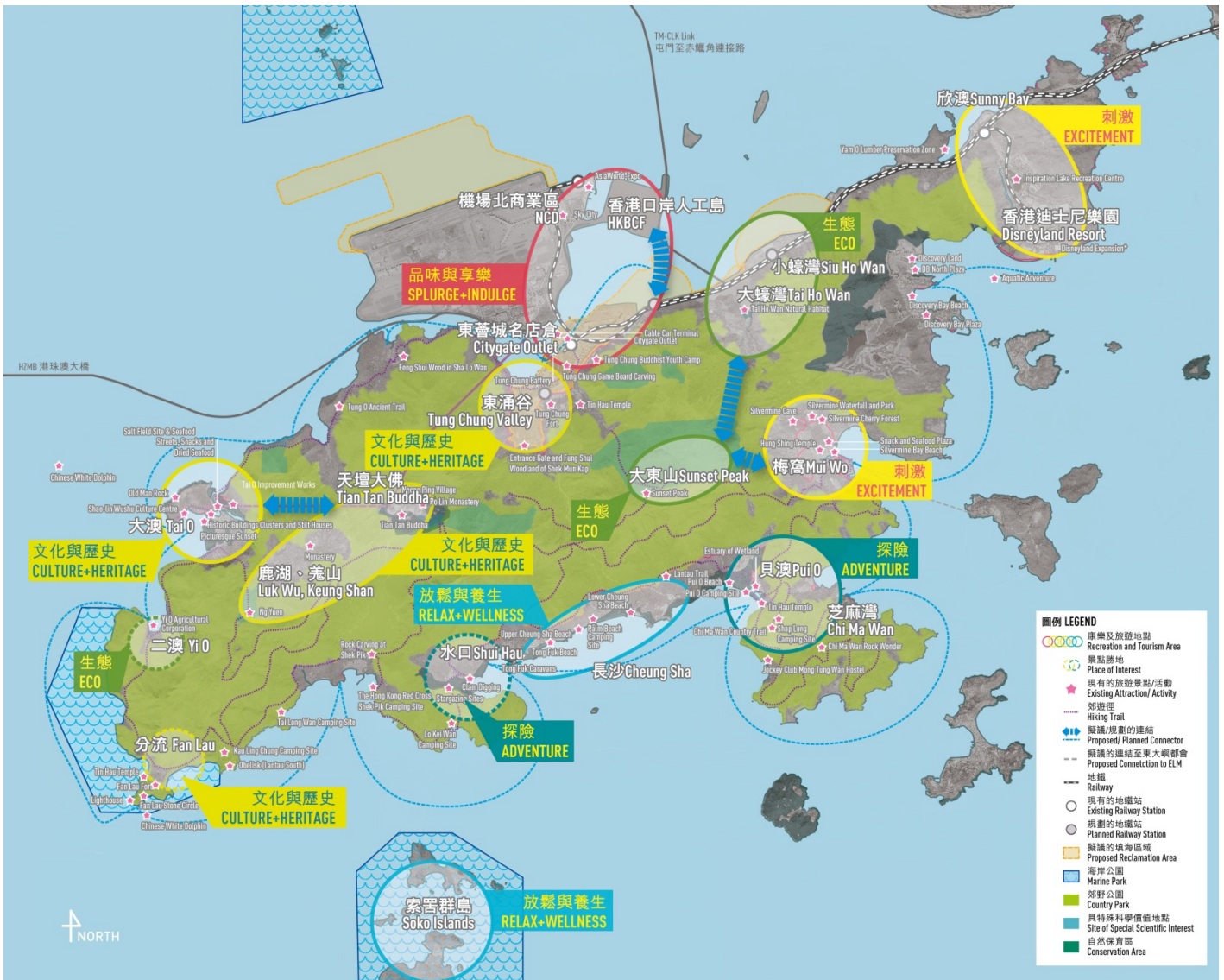
through measures such as improving and augmenting country trails, park facilities, signage, etc. Tree walks could be established within country parks in order to increase the public's knowledge about the native tree species of Lantau.

- The aforementioned proposals are initial concept of the Consultants, the feasibility of which are still subject to technical studies and financial viability assessment. The consultant would further analyse the relevant proposals for recreation and tourism development and identify cost-effective options, so as to map out short-, medium- and long-term proposals for implementation in phases as appropriate. Subsequently, some of the proposals would first be chosen for preliminary feasibility studies (including financial viability studies) and broad technical assessments, covering aspects such as traffic, environment and infrastructure facilities, and effective and feasible mitigation measures against possible adverse impacts would be proposed.



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Figure: Planning Framework



## **Social Development Strategy for Lantau**

### **Vision**

“To develop Lantau into a livable, work-friendly and enjoyable place.”

### **Development Mission**

- (i) Promoting the sustainable development of the whole society of Hong Kong and Lantau;
- (ii) Improving the living environment of local community; and
- (iii) Providing sufficient and all-rounded community facilities.

### **Detailed Proposal of Social Development Strategy for Lantau**

#### **Attracting and gathering talents**

- (i) Residence plays an important role in attracting talents. It is suggested that multiple types of housing should be provided to suit varied needs of different residents. This would help enrich the demographic composition of residents in Lantau and hence could match the needs of various new jobs in the future.
- (ii) Education should be diversified to attract families with children to live in Lantau such that parents can work locally and their children can attend local schools, saving their commute time and expenses and relieving the burden on public transport system. The Education Bureau (EDB) has proposed to reserve around 4 hectares of land within the Tung Chung New Town Extension (TCNTE) for the use of post-secondary college and other schools. EDB has also commissioned consultants to study the latest situation of primary and secondary school places of international schools in Hong Kong, as well as the nature of the demand for school places in the next few years. Results will be expected to be available in end 2015/early 2016. EDB would consider whether to allocate the



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reserved educational land for international school development based on the findings of the study.

- (iii) Training centres or educational facilities that have close connection with Lantau, such as tertiary educational programme on aircraft services engineering or tourism should be developed.
- (iv) Efforts should be made to improve the living and work environment. It is suggested that residential and commercial buildings, roads and infrastructure in Lantau should be built in compliance with high environmental quality standards, in order to create a living environment of low-carbon, high-quality life and modern smart city;
- (v) Currently, there is no noticeable deficiency in community facilities or services in Lantau, but attention should be paid to future population growth and social changes. Related facilities/services should be reviewed in due time. As the population in the northern Lantau is expected to be dominated by young people in the short and medium term, special attention should be paid to provide services that cater for the needs of the youth and young population.
- (vi) Existing community facilities should be strengthen and enhanced in order to increase the attractiveness of and the sense of belonging to the community. This could help increase the opportunities for local economic development and benefit the local community. Development Bureau (DEVB) will study the relevant suggestions within the framework of the TCNTE study and Tai O and Mui Wo improvement works programme.

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Providing appropriate traffic inside and outside the district

- (i) In the course of discussing the social development strategy for Lantau, different Members mentioned repeatedly the relationship between traffic and social development/employment which warrants special attention.
- (ii) Transport Department (TD) is making efforts to improve the external transport links of the airport island, for which a number of measures had been implemented (refer to **ESD SC Paper No. 07/2015 Annex 4**). TD would continue to assist if the Airport Authority Hong Kong and other employers on the airport island wish to apply for additional service routes for their employees. The opening of TM-CLKL will attract more residents from the northwest New Territories to work at the airport or in Tung Chung. TD will continue monitoring and review the bus services between Tung Chung/ the airport island and the northwest New Territories according to the demand in order to facilitate citizens travelling to and from Lantau.
- (iii) TD will also continue closely monitoring and improve public transport services in Lantau according to the demand. TD will require public transport operators to enhance their services and work with the operators in developing bus route scheme when appropriate to meet the anticipated increase in traffic demand.
- (iv) TD is consulting relevant stakeholders with respect to the proposal for relaxing traffic control on the closed roads and issuing closed road permits for southern Lantau. If the proposal is put into operation, tourists and non-Lantau residents will be attracted to visit Lantau and at the same time it will facilitate residents in northern Lantau to travel to the southern part, Tai O and Mui Wo. In addition, TD is exploring the possibility of increasing car parking spaces in southern Lantau and increasing the number of

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Lantau taxi licences with a view to improving the traffic and transport facilities in Lantau, and would assess jointly with the Environmental Protection Department the operational efficiency, performance and feasibility of battery-electric buses for pilot runs in Lantau.

- (v) To improve the driving conditions of Keung Shan Road and South Lantau Road, the Highways Department (HyD) has completed improvement works for 10 road bends in 2014, and is now paying effort on completing improvement works for the remaining 6 road bends. Moreover, improvement works for other 5 road bends are being studied.
  
- (vi) The Government will continue to explore ways of improving traffic and transport facilities inside and outside Lantau. Under the current work plan, detailed traffic planning and connections for various parts in the northern Lantau would be included into various study projects, including TCNTE, topside commercial development at HKBCF island of HZMB, Siu Ho Wan and Sunny Bay reclamations, and ELM, etc. For the preliminary concepts on the overall strategic traffic infrastructure, please refer to the **Planning and Conservation Subcommittee Paper No. 04/2015**. Moreover, the preliminary feasibility study of cable car system from Ngong Ping to Tai O and spa and resort development at Cheung Sha and Soko Islands currently being carried out by the CEDD as well as the feasibility study on the recreation and tourism development strategy for Lantau being carried out by DEVB will preliminarily review the traffic impact of relevant projects and recommend necessary supporting facilities.
  
- (vii) All improvement works are already underway. TD and HyD are working closely with other relevant Government departments to ensure that suitable transport infrastructure and public transport services are available to support the planning and implementation of

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various social development and services. We suggest Home Affairs Department (HAD) to serve as a bridge of communication to strengthen coordination between departments in order to better meet the needs of local residents.

Catering to the needs of rural and remote areas

- (i) Wherever practical and cost-effective, the Government should progressively extend the public sewerage system and the water supply system to the remote areas currently outside their coverage in order to improve the living environment.
- (ii) Rural characteristics should be preserved and the ecological environment should be protected during development.
- (iii) It is suggested that HAD should enhance communication between villages/rural committees and Government departments in order to address villagers' needs in an appropriate manner.