

For discussion on  
22 November 2014

LanDAC Paper No. 11/2014

## **LANTAU DEVELOPMENT ADVISORY COMMITTEE**

### **Integrated Work Plan**

#### **PURPOSE**

This paper sets out the integrated work plan of the Lantau Development Advisory Committee (LanDAC) for Members' consideration.

#### **BACKGROUND**

2. In the third meeting on 19 July 2014, the LanDAC agreed to set up the following four Subcommittees proposed in LanDAC Paper No. 06/2014, so as to expedite discussions and assist in taking forward the proposals under their respective purviews:

- i. Planning and Conservation Subcommittee
- ii. Economic and Social Development Subcommittee
- iii. Traffic and Transport Subcommittee
- iv. Public Relation and Engagement Subcommittee

3. Four Subcommittees convened their first and second meetings in October and November this year respectively to discuss and set out their respective work plans. To better co-ordinate the work of Subcommittees, the Secretariat has incorporated the major items in the work plan of each Subcommittee into the integrated work plan of the LanDAC (**Annex 1**), with a view to promoting the development of Lantau in a multi-pronged approach. Also, by conducting publicity and public engagement activities, the LanDAC expects that a strategy for the overall development and conservation of Lantau will eventually be put forward to the Government, in a bid to promote the sustainable development and conservation of Lantau and meet the long-term development needs of Hong Kong.

## **MAJOR STRATEGIC STUDIES**

4. To keep in line with the development directions of Lantau as stated in LanDAC Paper No. 04/2014 and agreed upon in the third LanDAC meeting, we have been progressively launching several large-scale studies on the future development in the north shore and in the northeast of Lantau, including Tung Chung New Town Extension, topside development at Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge, the proposed reclamation at Sunny Bay and Siu Ho Wan, and the proposed East Lantau Metropolis. The related strategic studies (the studied sites and timetables are at **Annex 2**) aim to map out and assess the respective development proposals. The preliminary results of the studies will provide foundation information for the future development of Lantau.

5. Moreover, to update the overall development strategy of Lantau, we are proceeding with a number of reviews and assessments, including a consolidated economic land use analysis, a strategic transport and infrastructure review, a strategic environmental assessment, a spatial/sectoral development strategy and a conservation plan. Subject to the conclusions drawn from the related public consultation/engagement activities, the work is expected to be completed in 2016.

6. LanDAC Paper Nos. 04/2014 and 05/2014 list the views and proposals on Lantau development received by the Secretariat from Members and the public respectively up to May 2014. New proposals have been received since then. After consolidation, up to October 2014, Members' proposals had increased by 4 with a total of 77, while the public's proposals (i.e. proposals that had not been raised by Members or were different from Members' views) had increased by 10 with a total of 28. The additional proposals will serve as a valuable reference for the positioning of Lantau and the setting of its development directions in future. The proposals have been consolidated and submitted to relevant Subcommittees for reference and consideration.

## **SHORT-TERM TOPICAL STRATEGIC STUDIES**

7. To align with the requirements of the above studies and strategic update, the Planning Department sets to launch a short-term (6-month) topical study on the strategy for Lantau's economic development, which will take a macro-view to consider the unique advantages of Lantau so as to formulate

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the overall development strategy for the commercial land in Lantau, and establish the market positioning for commercial use of the individual strategic development sites. The study is expected to commence in late 2014/early 2015. The Development Bureau (DEVB) will report to the LanDAC and relevant Subcommittees on the recommendations of the study in a timely manner.

8. With regard to most of the areas that have been designated for recreational and tourism uses in Lantau, we also set to launch one or two short-term (12-month) studies covering the following two main areas:

- i. DEVB will study the direction and positioning of the overall recreational and tourism development of Lantau, including the integration and optimization of the existing and new recreational and tourism facilities, so as to further increase the overall carrying capability of Lantau for local and overseas visitors and enhance its overall attractiveness; consider whether the proposals received by the LanDAC regarding recreation and tourism are in line with the direction and positioning of the overall recreational and tourism development of Lantau; decide whether the proposals are cost-effective and preliminary technically and legally reasonable and feasible; and identify the preliminary requirements of the proposals with regard to the infrastructure (including transport), in particular whether the existing infrastructure can cope with such requirements.
- ii. South Lantau is blessed with spectacular natural scenery. As such, there have been a number of proposals for the development of spa and resort facilities in the area. Several years ago, the Government engaged a consultant to commission a preliminary consultancy study on the concept of developing spa and resort facilities in Hong Kong. The study identified Cheung Sha as having the potential but the technical feasibility has not yet been established. Meanwhile, similar development has been suggested at Tai A Chau on Soko Islands. Due to the remoteness of the island, further assessment on the proposal is needed. The Civil Engineering and Development Department will launch a study to further explore the feasibility of developing spa and resort facilities at the above locations or in the surrounding areas from the technical, legal and cost-effectiveness perspectives. In

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addition, the study will also look into the feasibility of extending Ngong Ping 360 to Tai O from the technical, legal and cost-effectiveness perspectives.

9. We will complete the above studies in stages. Subject to the progress of the studies, it is expected that staged results will be available in mid-2015, and the preliminary technical feasibility and traffic assessment will be completed around the end of 2015/ early 2016.

10. To promote public and community engagement, enhance public understanding and build a consensus on the future development of Lantau, we are arranging to produce publicity materials including publications (such as leaflets and posters) and videos, and will engage a public relation consultant to assist the LanDAC in formulating a more comprehensive publicity, public relations and consultation strategy and plan.

### **HANDLING OF PROPOSALS**

11. Among the proposals received from the LanDAC, some fall within the purview of other committees/organisations that relevant government departments have been involving or participating. The proposals mainly include, but are not limited to, those relating to the existing traffic and transport services, which are being dealt with in the bodies like District Councils and Transport Advisory Committee. To avoid overlapping of functions and powers, we suggest that those proposals should continue to be dealt with under the existing mechanism, with the government departments concerned reporting to the LanDAC and relevant Subcommittees in a timely manner. As regards the proposals relating to traffic and transport services to cater for the new developments, including those put forward by other Subcommittees that may generate new traffic demand, it is suggested after discussion by relevant Subcommittees that they should be dealt with under the existing mechanism in accordance with the legal and administrative arrangements as far as possible. Those responsible government departments should report to the LanDAC and relevant Subcommittees in a timely manner.

### **INDIVIDUAL PROJECTS BEING UNDERTAKEN**

12. To boost the local economy and share the fruits of development with the public at an early stage, we will, apart from the above studies and processing mechanism, continue the improvement works for the revitalisation

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of towns and villages, including the improvement works for the revitalisation of Tai O (**Annex 3**), Mui Wo (including the open space outside the Silvermine Cave) (**Annex 4**), as well as Ma Wan Chung Village as considered in the Tung Chung New Town Extension Study (**Annex 5**). Details and timetables of works in Ma Wan Chung Village, however, are yet to be decided subject to the results of the Public Engagement for Tung Chung New Town Extension Study and further detailed studies.


13. Moreover, we are proactively taking forward the construction of mountain bike trail networks in phases (**Annex 6**), improve sections of narrow road bends along Keung Shan Road and South Lantau Road wherever possible under the site constraints (**Annexes 7 and 8**), and review the arrangements for closed roads and issuance of closed road permits for Lantau during the review of Lantau planning to meet the need to promote recreational and tourism uses in the area.


### **ADVICE SOUGHT**

14. Members are invited to offer their views on the paper.

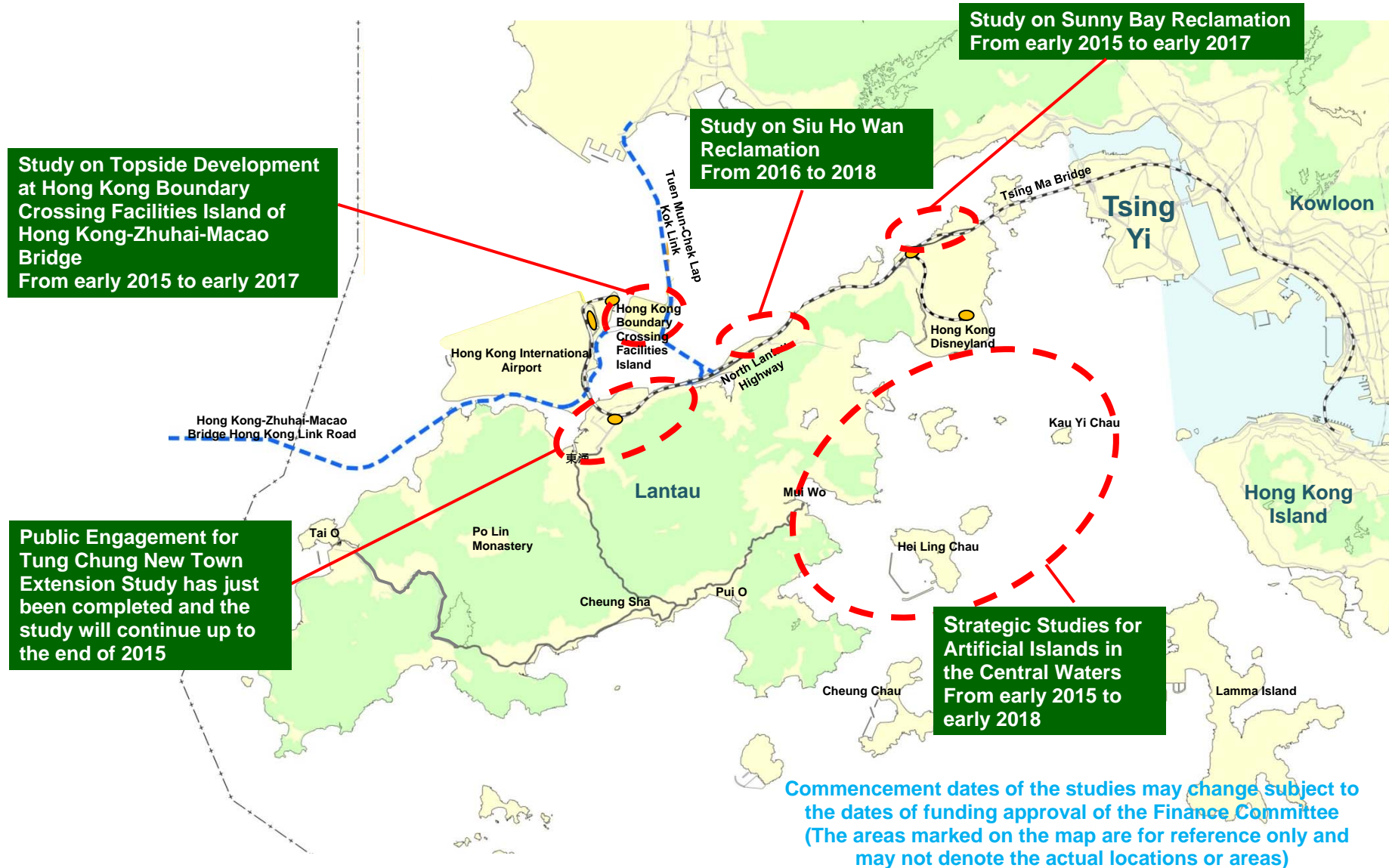
**Development Bureau**  
**November 2014**

Consolidated Work Plan of Lantau Development Advisory Committee (LanDAC)									
		2015				2016			
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
Planning and Conservation Subcommittee									
1	To formulate development plans for housing, economy/business, tourism/recreation and establish the targets for and distribution of future population/employment								
2	To review the strategic environmental and social implications								
3	To draw up the spatial development and conservation strategy for Lantau								
4	To make recommendations for the initiatives that can be implemented in the short term and medium term								
Economic and Social Development Subcommittee									
5	To carry out studies on the overall development strategy for the commercial lands in Lantau and their respective market positioning								
6	To carry out studies on the “Development Strategy for Recreation and Tourism”								
7	To carry out studies on the “Individual Recreational and Tourism Projects”								
8	To draw up economic and social development strategy								
9	To complement the major development projects on the north shore of Lantau and the studies for the artificial islands								
Traffic and Transport Subcommittee									
10	To carry out discussions on the traffic and transport arrangements and infrastructure, and ways to accommodate the new development directions and major projects proposed by the Planning and Conservation Subcommittee and the Economic and Social Development Subcommittee								
11	To review the demand for transport infrastructure in order to keep in line with the development strategy for Lantau (to hold joint meetings with the Planning and Conservation Subcommittee and/or the Economic and Social Development Subcommittee)								
12	To review the arrangements for closed roads and issuance of closed road permits for Lantau, subject to the planning intention for South Lantau and its road facilities								
Public Relation and Engagement Subcommittee									
13	Comprehensive publicity and consultation strategy and plans								
14	To draw up publicity, consultation and response strategy for the development strategy and/or projects in various areas supported by the LanDAC and for those important public relations issues								
15	To follow up on the established work items, review the progress, and introduce suitable public engagement activities, based on the discussion results of the LanDAC and Subcommittees								

 Review interim results

 Review final results

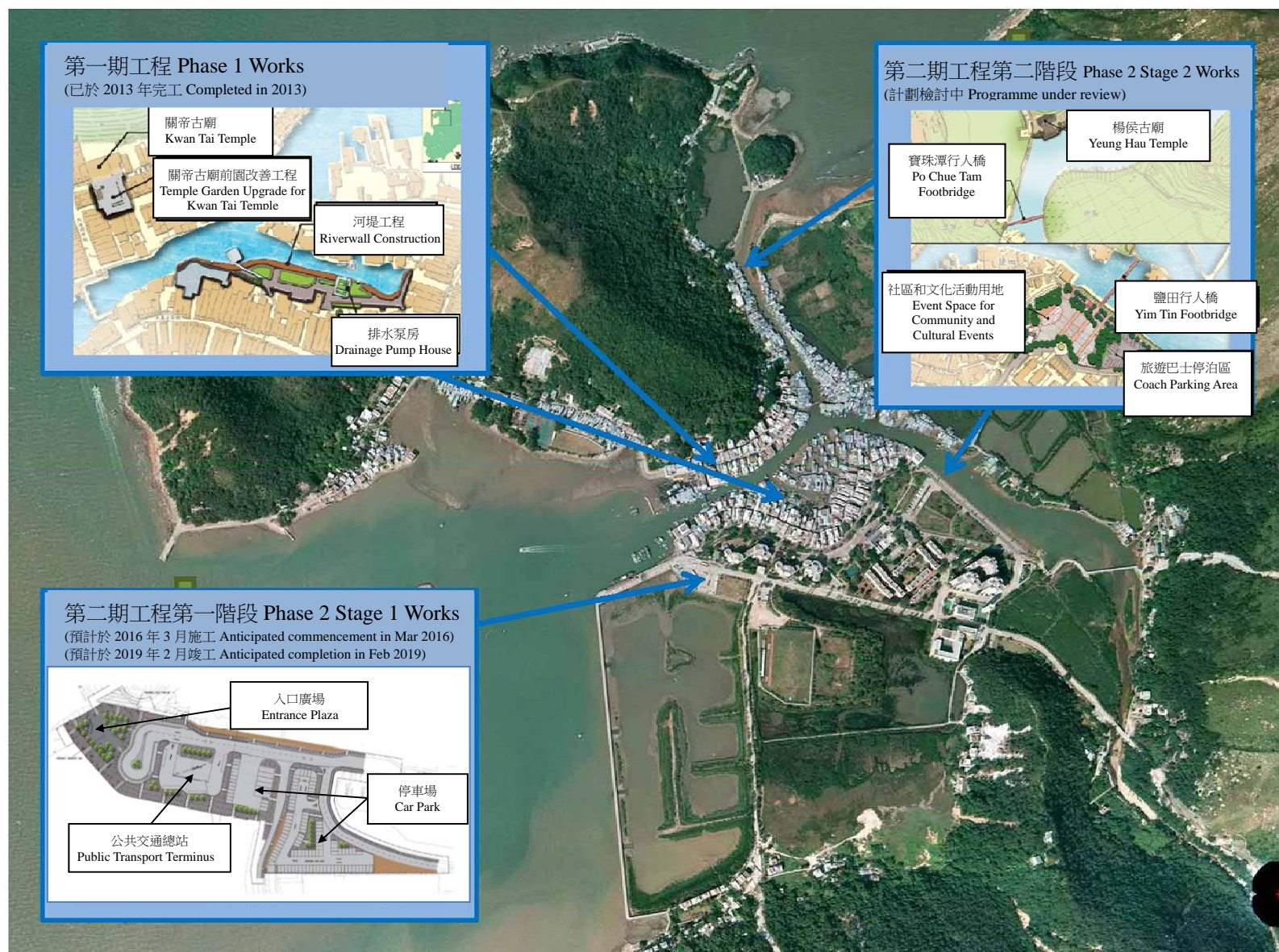
## Large-scale Strategic Studies for Lantau and East Lantau Metropolis



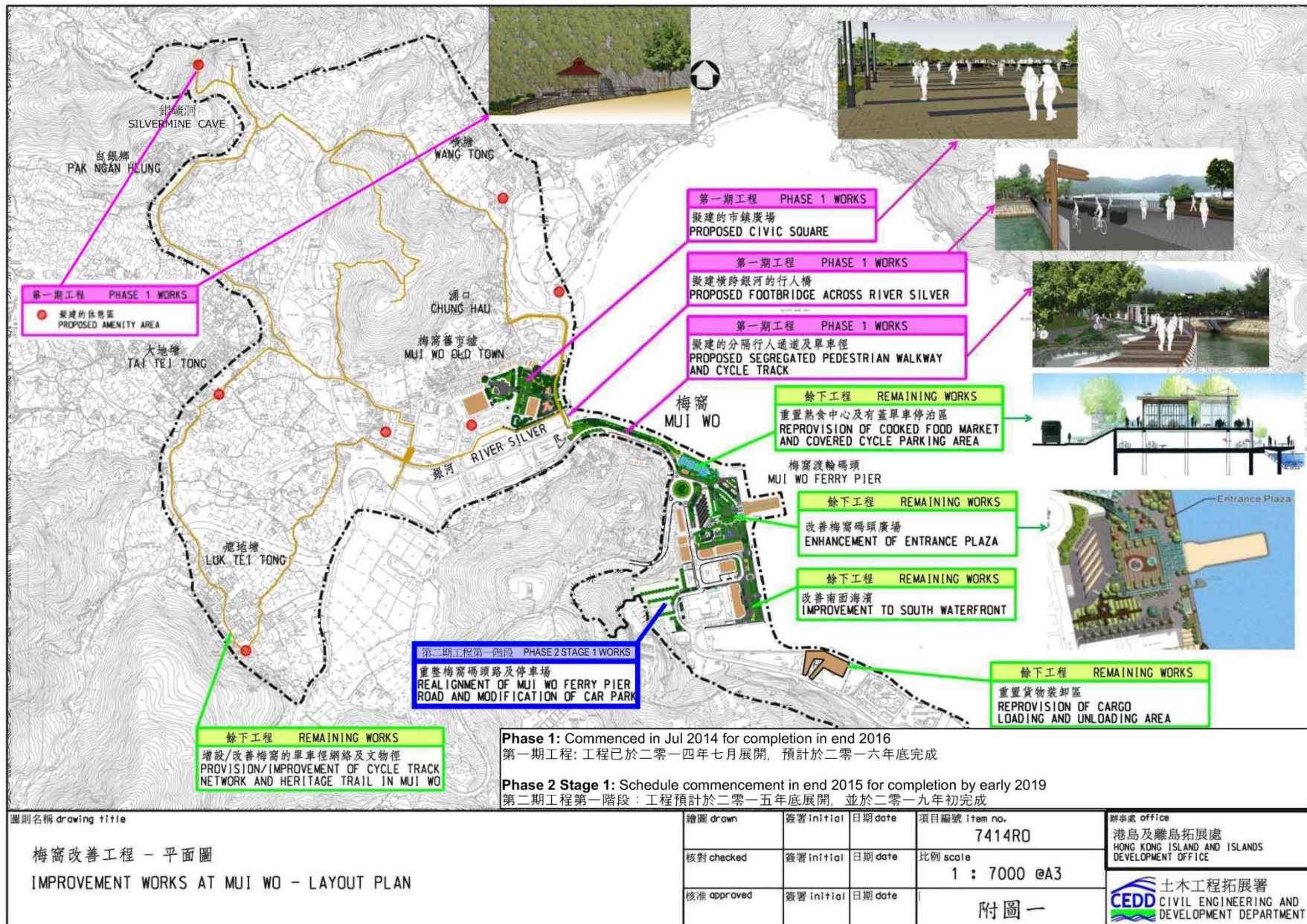


## 大澳改善工程 Improvement Works at Tai O

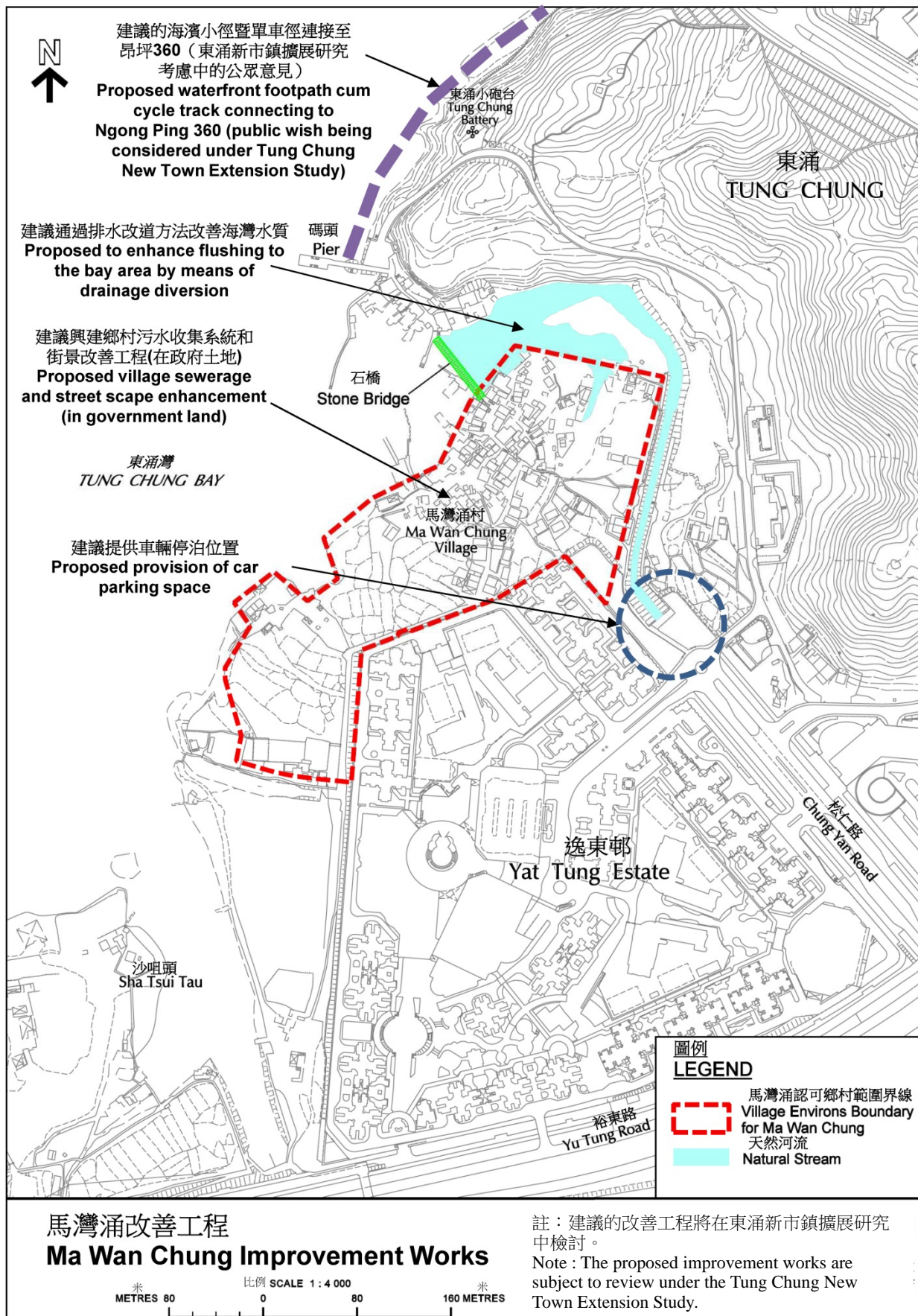
Annex 3



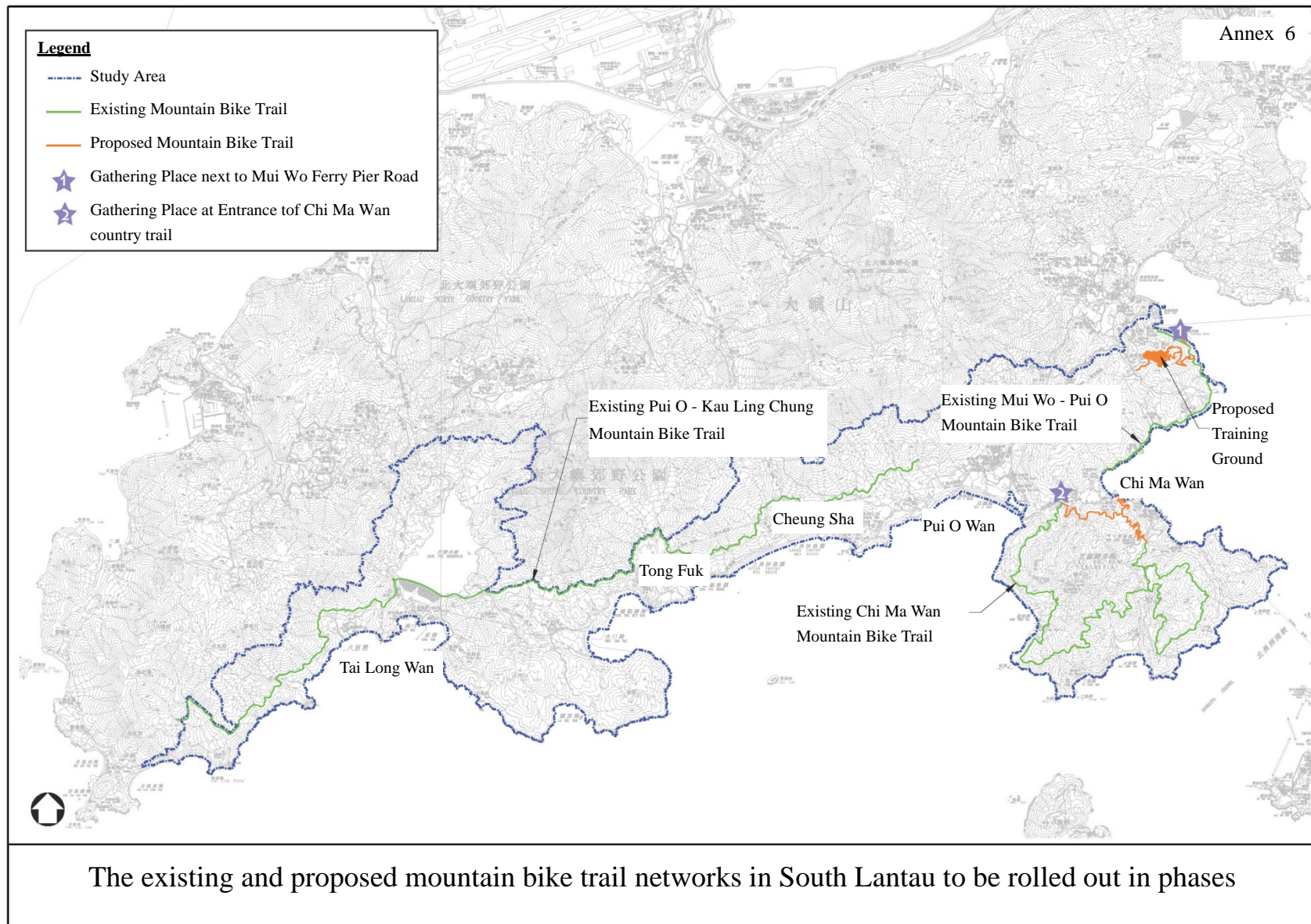


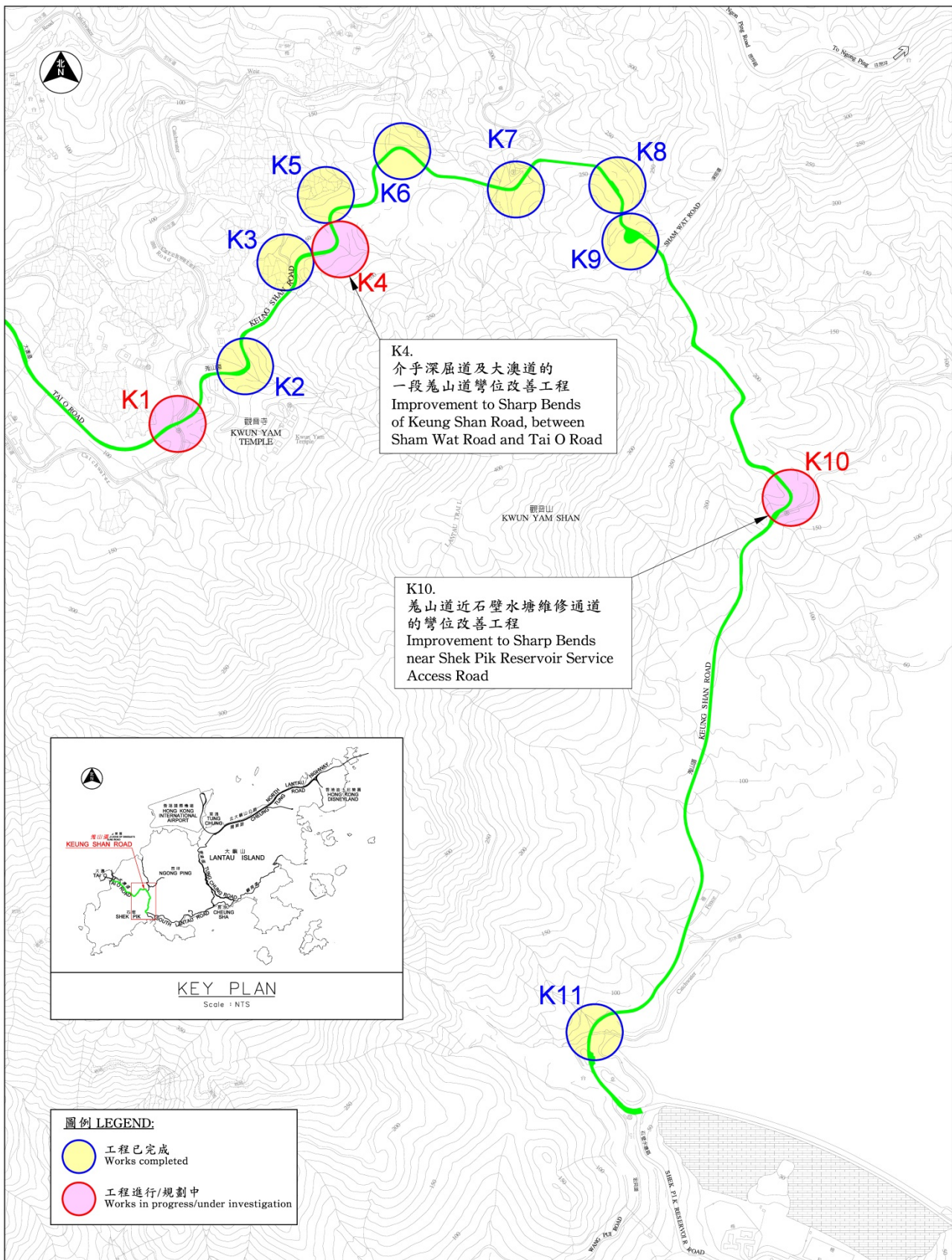












Improvement works to sharp bends on Keung Shan Road



