

# FOCUS ON THE SUSTAINABLE DEVELOPMENT OF LANTAU

( ANALYSIS DOCUMENT )

## SUSTAIN LANTAU SUSTAIN HONG KONG FUTURE

### COMMUNITIES, ENVIRONMENT AND ECONOMY

#### COMMUNITIES:-

##### The growing population and its ever varying cultural aspect

The island's population stands at about 80,00, which spread across 4 community areas:

1. Tai O - the oldest traditional fishing village left in Hong Kong. The roots of its culture stem from its long-term affiliation with the fishing industry. The area remains as an independent economy to protect and provide the local community.
2. South Lantau - the under developed sea front shoreline living islander with remnants of minimum farming and fishing culture. Most of the residents live on new tourism opportunities provided by the beautiful and spacious nature of the environment. The economy is supported through the rental of holiday houses, private property businesses and F& B services.
3. Discovery Bay – semi-urban middle class western culture residential, development relies on the developers investments of Hong Kong Resource Co. Ltd . Environment and cultural concern is not yet as high as expected since the actual community has only been in existence for about twenty years.
4. Tung Chung is a new urban development area, people transferred from different communities area of Hong Kong. Of the population, 3/4 of the population originates from grass-root labour force of Hong Kong and ¼ are from the tertiary sector and property owners.

The island population consisted of mainly Chinese and experienced steady growth until 1996, when the commencing of the airport project brought in hundred of foreign temporary residents, prompting many to decide to stay in the region and settle. In year of 1998, a birth record was made for the island with the most new born in one year. The record also shows the big number of **mix** nationalities who were born to enrich the population not only by figure, but also by categories of nationalities.

In 1996, new development in Tung Chung started a steady influx of foreign workers. The communities contain a small amount of local villagers transferred from the original fisherman village, immigrants from other areas of Hong Kong, second generation of foreign labour force and domestic helpers. Hundreds of Indians, Pakistan, Nepalese, Philippine and mainland Chinese also reside on the island. Extension of Discovery Bay properties development was also another reason for the growth of population on the island.

## **PROBLEMS THAT THE FUTURE LANTAU SOCIETY FACES**

### **1. Concern of multiethnic communities.**

Multiethnic nations require regular culture fusion for community communication, cultural exchange and appreciation practice in order to foster a living harmony between the various cultures that interact. However apart from Tai O, Lantau is an under development district, the chances for any creative outlet unavailable for many Lantau residents. Particularly, the youth of Lantau need much more stimulation for their creativity to be fostered.

### **2. The island's education structure**

The traditional Chinese speaking education has been falling into constant crisis in last 5 yrs, from economical crisis to educational policy management structural change. Locally built schools were being cut down from originally 6 to now only two surviving in Lantau South. Despite for parents who can afford private run foreign education, most Lantau youth are spending only two to four hours, and even then mainly to travel to their location of study. Instead of a island cultural education system which can be benefited from the richest natural environmental resource that communities can use for growing process, urban style education do more in enforcing Lantau's younger generation to fall into second-rate qualification than education. **The drop rate of the island in education is considerable, mass education contributing to no benefit in preserving island style culture and heritage.**

### **3. Living health and standard of life**

In most developed countries, the urban development as well as the development of the countryside becomes imperative to any sort of success in society.

We are sadly to say for Lantau, we are only at the beginning of the long run before we can bring Lantau to the level of economic prosperity other areas of Hong Kong enjoy. It is not the inability of the island to finance its growth, but it is a **serious lack of internal communication and source directing**

**channel to bring a positive solution to the existing problem.** The outdated and bureaucratic local governing structure has been a burden to the development of local communities.

Further more, learning from the first version of Concept Plan, big number of massive economy development are being applied in Lantau North area, plus the new population target boots of 220,000 to current under developed town show no concern for resident healthy living standard for the area population. (Lantau has not yet even a public hospital , youth center, communities hall or proper public library).Tung Chung has already constantly break existing high air pollution data record since town was there. Future by Macau-Chu Hai Bridge and all other Lantau North development plans, it will only further destroy our economy from providing the bad standard sample of development. The local resident health damage, and local heritage value would therefore be sacrificed for the exchange of un-sustainable fast speed economy development.

Lantau South's situation is slightly better situation apart from the existing water pollution problem in Mui Wo, Pui O and Tai O. Although cultural varies from town to town, with the wide and healthy environmental space provided, community's health and living standard can be sustained.

#### **4. The outdated governing policy and structure**

Lantau currently is being administrated under the management of Island District Council and Island District Home Affair Department. Between the communities and the core Governments, there relies on an village governing system in title of Rural Committee and the local District Councilor.

Members of Rural Committee are the extension of village chief selected by villager, two places are offered for villager representative of each village, one carried down from generation to generation of the regional villager, the other are immigrate villager who are selected by the local. System sounds ideal for government management policy to be executed into the local district with both tradition cultural and modern vision concern. But the fact is the system is lack of local cultural understanding and appreciation background which is required for the communication between the tradition and modern resident. the system cause more communities conflicts than help between the two politic group, duty to outdated priority policy and short of communication source.

The situation was further depth by current government source directing policy. The only existing government source provided for communities development in form of event budget of 2.2 million for outer island share between Cheung Chau, Pend Chau, Lamma and Lantau. With a policy prior on traditional

event, there were no fund left for communities communication and youth development service needed after all the specially date celebration of Chinese New Year, National Day, Moon Festival.....etc.

## **The need an clear and coherent development vision**

Government need to set sample and policy with 'Lantau Development Concept Plan' showing from our public source controller for what vision and **how knowledge** is the main key of communities sustainable development. Pervious version of Concept Plan failed miserably in the serious lack of a fundamental study on local community concern. Despite the lack of a respectful gesture showing for the local communities, 'Concept Plan' can be likened to a pseudo colonization project. **Millions of dollars spent on the first round should have been delegated into the local public learning for sustainable development before designing a plan.**

### **ENVIRONMENT:**

The need to promote environmental sensitivity has never been more urgent for Lantau, particularly after the Hong Kong Government's announcement of the Lantau Development Concept Plan. The Concept Plan was placed to answer the demand of traditional mass economic demand, more than issue of sustainable development for Hong Kong's future.

### **The precious nature of the island**

Lantau is one of the greatest islands of China after Hainan. 250 million years of history in Lantau (Hong Kong's land-mass was formed in the early Jurassic period, much earlier than neighboring regions on the mainland), the island is of world-class importance to conservation and environmental study. One example of a rare creature found in Hei Ling Chau – island right outside of Mui Wo, is the *Dibamus Bogadeki*, one of the strangest living vertebrates and an extreme member of anatomical and geographic realms, signifying an important biological evolutionary code of the planet. We have strong reason to believe that many more discoveries lie within the realms of Lantau. These new discoveries will no doubt contribute immensely to biological research.

Aside from its exceptional contribution to science studies, Lantau has three times the plants categories than found in the entire country of England. Rare breeds of insects, fauna and flora can be found all around the island. The landscape remains in most natural conditions; breathtaking waterfalls in Kuen Shan, Tai O, Tung Chung, and Mui Wo, as well as hundreds of other smaller-sized waterfalls. Cheung Sha, the longest beach in Hong Kong, remains a safe public beach while

the water quality is considered to be Class A in Hong Kong. Nearby, within a two minute drive, there are rock beaches, mini-shell beach, and wetlands. Characteristic of rock pools, unpolluted water continually flow in many community areas in a 20 minute walk in any communities areas.

The local culture contributes extra attraction to the natural beauty of the island, starting with the world-class heritage of Tai O stilted structure, the largest historical fishing village left.. Other classical structures such as Ng Garden, Yuen's Castle, Tai Tung Shan shack group, Tung Chung Forts, Watch towers, as well as under-discovered 'eye-measuring' architecture – the village house built by previous farming society. Hundreds of existing old farm houses are the living history of this previous society. These houses were built with nothing but string and 'eye-measuring', causing the lines of architecture to be imperfect, and giving the houses character. Unlike new structures, every piece of old structure found on Lantau is a piece of unique and pristine beauty, able to contribute an unsurpassable amount to Hong Kong's economy through eco or heritage tourism development. Besides the sustainable economy turnover, these treasures can also contribute to science education and cultural intelligence development, which can attract multi-visit tourists and high income residents to move in.

However the lack of environmental conservative vision has been causing the biggest damage to Lantau existing world class precious, and all under discovery development potential which can contribute the Hong Kong future in the position remained as a world class city.

### **Do not misguide the development plan**

To develop a nature reserved district, the plan need to prior and establish a policy that conservation for wildlife on the island as part of the law. Conservative policy it the protection for the island originality is in most urgent because new economy will have no doubt to spare no priorities in sustaining local natural resources if policy is not written.

Economy :-

Lantau Development Concept was a realization of a series of implementations that would stimulate the growth of the local economy of Hong Kong. The Proposal raised in the Concept Plan and the consultation thereafter must address the environmental concerns that ultimately result in such each proposals to modernize a **RURAL style Economy**. The Concept Plan must function and demonstrate facilitating and encouraging development for the expense of many natural habitats, cultural and historical value.

### **Challenges Lantau economy is facing the today:**

1. Due to the island's categorization as a **special restricted zone of Hong Kong, many economic development resources cannot function** due to its unique environment and communities. Slow profit return discourages investors' interest for community development in this unique part of Hong Kong. As of yet, only low cost living style residents can survive in its living environment.
2. **Social services to support youth groups in Lantau are insufficient, when compared to the professional standard, and youth social services must be upgraded. Business management skills must be taught to Hong Kong's youth, as they are vital in assisting the development of a sustainable society.** The average education level of the younger generation is of only high school level education. This educational level can only allow the current local economy to remain on existing in this under-developed standard. Traditional businesses are continuously relying on the aging population, or illegally imported manpower.
3. **The serious lack of environmental protection and concern.** There is an expanding pollution problem from outdated businesses, public housing management and man made construction; these actions continue to destroy the original beautiful attraction of the island – her natural surroundings. Environmental maintenance has suffered the biggest losses and continues to be a heavy burden to the existing economy day by day due to the lack of concern shown by the younger generation. Existing businesses are losing value, while at the same time becoming heavy pollution outlets, thus causing a double loss on the island's economy.
4. **The serious lack of concern for our local heritage.** Culture & Heritage is one of the main sources of economic development and investment attraction for the island, but it is dwindling fast. The resources necessary to nurture this invaluable element of development is slowly disappearing whether from the Government or private sectors. Protection of our Culture & Heritage Sites such as 100 year old forts, watch towers, old style village architecture, the Ng Garden and Tai Tung Stone hut groups, the Tai O Fishing Village, and many others that are part of a world-class heritage, is necessary if we are to preserve and protect these wonders.

### **'LANTAU' EFFECT MAKE TO ECONOMY DEVELOPMENT OF HONG KONG**

**Environment cultural development will become the leading development schemes of Hong Kong in the next decade.** The subject brought not only because of the demand of environmental concern and the amount of education, but also economy creativity's of high technology and intelligence.. But modern

technology is already on globalize marketing competition which are requiring higher challenge from nature environment and bigger profile in public in order to express and demonstrate the high value of modern technology development and intelligence for this globalize economy progress. Environmental Arts development will become a mass public communication language and expression channel as the marketing tool of all those developing technology.

Environmental architecture, outdoor sport development and outdoor life style gimmicks are in proceeding for the demand of better quality of life. But there too little attention to be paid for the creation of better quality of life in Hong Kong, as Hong Kong economy is 'addict' in financial progress more than environment, cultural and communities prospect.

## **DEMONSTRATE THE LEADERSHIP FROM ADVANCE LEVEL.**

### **Market for Lantau Spirit**

Hong Kong has the best link of international modern technology and financial source. With current tradition economy Developing Lantau through 'Eco and cultural tourism' will preserve a leading position for Hong Kong's future in outdoor environmental concern education and conservative technology development . The first market of our environmental technology development is the main land China where now is proceeding with 13 billions population of economy development and all other areas of South Asia like India, Indonesia , Vietnam, Thailand...etc.

Instead of serving the mass marketing with administration management and truck drivers which will cause more concrete scheme pollution and cultural depression to Hong Kong. Conservative technology and policy development will bring Hong Kong to remain on leadership position of China

As refer to all developed countries which priority is placed highly on cultural and environment conservation, it will be necessary for Hong Kong to proceed in ahead for our future with our demonstration of how our conservation policy to be developed into a economy development practice.

As Lantau is the only large scale of nature resource left in Hong Kong, it should preserve as a natural land mass symbol for our Hong Kong public to keep and share in our conservative life style progress. A small scale of nature 'rain forest' on Lantau can enrich Hong Kong not only on land mass level, but quality of life and cultural standard. **Only by projecting the vision and the positive energy of our young technology with our attention placed for all small life detail prospect with care and respect, our future sustainability preserved.**

## Lantau is the Future of Hong Kong.

Loy Ho  
Director of LANTAUPOST and Lantau Arts Festival

**Attached:**

**Initiative Proposal of 'Outer Islands Scheme Tourism Development' x 7 pages**



## **Initiative Proposal of 'Outer Islands Scheme Tourism Development'** (Sustainable development of Hong Kong Tourism )

***"Facilitate the outer Islands Tourism Development prior on eco-environment and local cultural heritage conservation, further with environmental art development."***

First draft version-00, date: 18<sup>th</sup> Oct. 05  
Written by: Loy HO

**Hong Kong is no longer a shopping paradise, but more a world class colony for foreign currency and famous possession product brands. When 'Disney dream' has brought to our reality, there are nothing left but environmental pollution, labour source problem, economy investment lost and cultural conflict. What is future for Hong Kong Tourism if we has no choice but has to rely on it?**

### **Environmental Art Development**

**Environmental cultural development will continue to be the main development scheme of Hong Kong to the next decade.** The subject brought not only because of the demand of environmental concern and the amount of public education proceed under the pressure of sustainability demand.

There also economy attention and competition pressure on high-tech technology and intelligence development which are requiring higher challenge from nature environment and bigger profile exposure to the public in order to protect the investment value in the mass globalization economy progress. Environmental architecture, outdoor sport development and outdoor life style gimmicks are in proceeding for the demand of better quality of life. Environmental Arts development will become a mass public communication

language and expression channel which will be use as the marketing tool of all those developing technology.

Further with latest progress of local democracy development, local public is forming their out spoken voice with all form of expression. The development is transforming the local cultural attitude and give influence to local performing art form. There will be more in quantity and quality improvement to our local outdoor performance will be generated.

### **Make use of Outer Island treasures**

Note: Since writer is only a Lantau resident. Following article of Starting with Lantau is provided as a case study sample.

#### **Starting with Lantau**

Lantau is one of the **greatest islands of China after Hainan. 250 million years of history** in Lantau (Hong Kong's land-mass was formed in the early Jurassic period, much earlier than neighboring regions on the mainland), the island is of **world-class importance to conservation and environmental study**. One example of a rare creature found in Hei Ling Chau – island right outside of Mui Wo, is the *Dibamus Bogadeki*, one of the strangest living vertebrates and an extreme member of anatomical and geographic realms, signifying an important biological evolutionary code of the planet. We believe that many more discoveries lie within the realms of Lantau, which will no doubt contribute immensely to global biological research.

Aside from its exceptional contribution to science studies, Lantau **has three times the plants categories than found in the entire country of England**. Rare breeds of insects, fauna and flora can be found all around the island. The landscape remains in most natural conditions; breathtaking waterfalls in Kuen Shan, Tai O, Tung Chung, and Mui Wo, as well as hundreds of other smaller-sized waterfalls. Cheung Sha, the longest beach in Hong Kong, remains a safe public beach while the water quality is considered to be Class A in Hong Kong. Nearby, within a two minute drive, there are rock beaches, mini-shell beach, and wetlands. Characteristic of rock pools, unpolluted water continually flow within a 20 minute walk in any communities areas.

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**previous society.** These houses were built with nothing but string and 'eye-measuring', causing the lines of architecture to be imperfect, and giving the houses character. Unlike new structures, every piece of old structure found on Lantau is a piece of unique and pristine beauty, able to contribute an unsurpassable amount to Hong Kong's economy through eco or heritage tourism development. Besides the sustainable economy turnover, these treasures can also contribute to science education and cultural intelligence development, which can attract multi-visit tourists and high income residents to move in.

Lantau Arts Festival is an sample for environmental art development provided for Hong Kong. **After the successful completion of LAF04 and LAF05, many important observations and appropriate changes have been made. Festival has already provided for her self with an aspect of self-sustainability and public recognition of the problem, but ultimately, the recognition of the *solution*. The Festival can become a tool to stimulate the economy, and provide thousands of career opportunities for the young people of Hong Kong. In the short-term, the Festival can create hundreds of full-time and part-time employment for the island locals. These volunteers and workers, although limited, can provide an efficient and sustainable way to provide professional standards of development for the Festival, and will encourage the local community to bring in extra expertise for the local community development.**

Lantau is Hong Kong has the best link of international modern technology and financial source. Developing Lantau spirit for 'Eco-environmental and cultural conservation' will preserve and sustain the leading position for Hong Kong's future.

## **Facilitate the outer Islands for tourism development**

The spirit of Tourism is the leaning inspiration where to see life is different form. Developing outer Islands is the exist for the dead end of current tourism. The varieties of each island landscape, cultural and history will give good attraction for tourist's multi return.

### **Starting with Tourism information Service Center**

For each island to provide her own style of official tourist service centre, government direct source to provide for each island to establish their local style tourist service centre allocated at the main entrance of each island. The centre shall be operated by an **Outer Island Scheme Tourism Bureau** formed with government representative and **each Island Tourism Development Broad**.

Role of the Bureau is to review every three years the total outer islands tourism development policy which shall be including **Environmental Arts development** and **Island Heritage and Environment Conservation**. And every year the government and public source seeking delegation for each islands' development.

### **Outer Island Scheme Tourism Bureau and Island Tourism Development Broad**

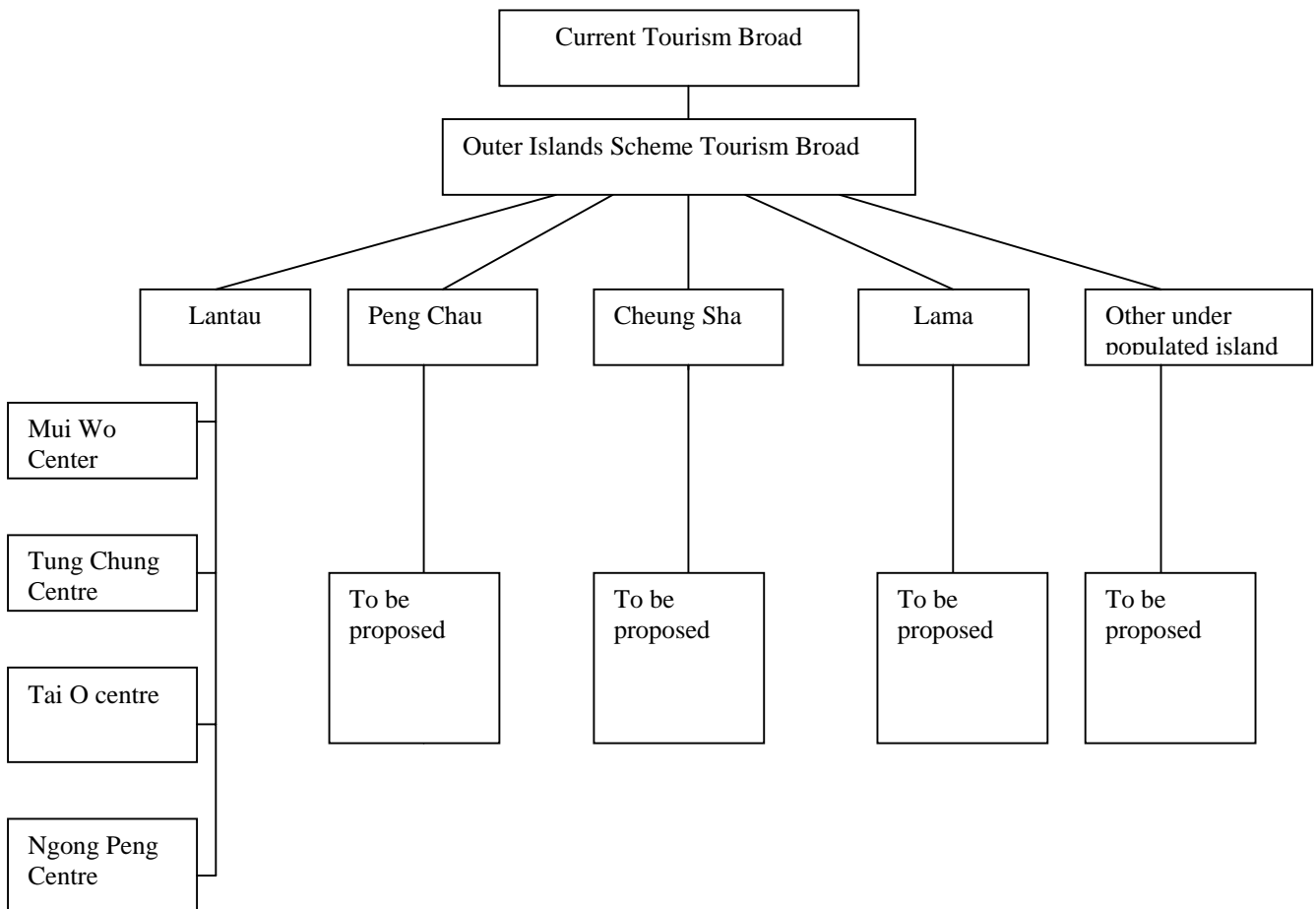
The operation of the Bureau shall be in form of the combination of government - Environment ( Food and Hygiene, LCSD, Art Development Council, Land department, AFCD, Transport Department, Home Affair and Island District Council...) and Transport (airlines, train , ferry, bus, .....etc.), subject professional experts from both the market(travel agent, hotels, bankers...) and university heritage and cultural conservation departments, and three representatives of each islands.

In each Island Tourism Development Broad there shall be an operation between government (island district officer, Home Affair Department, subject professional experts of the island), local public transport and hotel service representative, public vote communities representative (local educator and resident representative who are qualified on the subject service.). Each broad shall has their own chairman, secretary, treasure , committee member selected by the island in open, plus managers of the service centre.

The broad's duty is to submit and advise for the island each year the tourism development project proposal and promotional plan to apply for government or public funding for the island tourism development. And to respond to public of why certain project was funded and why other was not.

The number of representative of each island broad can be different according to size, the population figure and the unique environmental of each island.

**Outer Island Scheme Tourism Bureau and Island Tourism Development Broad Structure**



**The service centre design**

The service center must NOT be any new built standard concrete structure, but to make best use of what each local environment, cultural

art can provide locally. Scale and size should be adequate to each island tourism value and population size.

Beside the significant element of the local environment and cultural, the design of the centre should also provide good flexibility for future centre image renew or space re-arrangement need without any major re-construction.

Design of the service center must be opened for public tender submission or in form of competition. Winner of the project shall be funded by government source to create the centre locally. Project and designer introduction shall there be displayed at the centre when it is completed.

Inside each service centre, there should be minimum two to four separated room space to provide customer service reception, local small history library / museum, office and for storage.

The room space should also provide limited commercial advertisement display space for commercial owner to share the operative cost of the centre.

At customer reception area , there shall be servicing counter with free distributing tourist information for tourist to collect and learn how to get around on the island. Local written book and local invention sample retail outlet.

There should also be a display board for tourist to leave message to other with a small amount of charge, or for free for emergency help need, complaint or appreciation display for the public to use to express their opinion for the service centre. Centre can also display their answer to those complain.

Public use telephone and emergency call connection provided on outside wall of the centre. (Telephone can be brought back inside for overnight protection.)

## **Centre General Operation**

In each centre there should be minimum two staffs, three managers (annual full time contract base staff, every 1 to three years contract) who are qualified to serve the local heritage/cultural, local ecology and one general administration manager, to maximum 8 staffs (5 extra monthly

contract staffs who mainly to help out retail and stock loading duty according tourist season and centre work load need.)

Centre operators shall be a local resident who have lived on the island for not less than 5 years and are qualified for minimum two or above languages with minimum two year customer service experience or advance level education qualification. Their service hours rate should not be less than HK\$65 to HK\$ 95 dollars per hour, or monthly salary HK\$9500 to HK\$19000 depending on role duty, experience and performance.

The operation hours on the centre shall be 9am to 4pm daily, for 365 days a years.

Remarks: Lantan need 4 centers : one in Mui Wo seafront at the ferry pier area, one in Tung Chung near bus terminal and MTR area, one in Tai O near bus terminal area and one in Ngong Peng outside cable car station.

First draft written by: Loy Ho  
17<sup>th</sup> Oct. 05