

**For Discussion
on 22 November 2005**

**Legislative Council
Panel on Planning, Lands and Works
and Panel on Environmental Affairs**

Concept Plan for Lantau – Outcome of Public Consultation

Purpose

This paper briefs Members on the outcome of the public consultation on the Concept Plan for Lantau (the Concept Plan) and the way forward.

Background

2. The Lantau Development Task Force (the Task Force), chaired by the Financial Secretary, formulated the Concept Plan last year to provide an overall planning framework to ensure a balanced and co-ordinated approach for the future development of Lantau while meeting the conservation needs. The Concept Plan proposals are conceptual in nature for community discussion. We briefed Members on the Concept Plan proposals at the meeting of the Panel on Planning, Lands and Works held on 26 October 2004. With the support of the Panel, the Task Force launched the public consultation on the Concept Plan in end November 2004.

Concept Plan for Lantau

3. The overall planning concept for Lantau is set against the vision to promote sustainable development by balancing development and conservation needs. The Concept Plan proposes to focus major economic infrastructure and urban development in North Lantau to optimize the use of the transport links and infrastructure, while protecting

the other parts of Lantau for nature conservation and sustainable recreational and visitor uses. Under this planning concept, the Concept Plan has set out four development themes, namely (i) Economic Infrastructure and Tourism, (ii) Theme Attractions based on Heritage, Local Character and Natural Landscape, (iii) Enhancing the Recreation Potential of Country Parks, and (iv) Meeting Nature Conservation Needs. Various proposals have been identified under each theme for public discussion. A copy of the Concept Plan is at **Annex A** for Members' reference.

Public Consultation

4. The community has been actively and widely engaged during the three-month public consultation on the Concept Plan, which was completed on 28 February 2005. Two public forums were held, one for the general public, and another for the Lantau community. Twenty-nine consultative sessions were arranged for various relevant statutory and advisory bodies, District Councils (DCs), Rural Committees (RCs), Area Committees (ACs), local residents, local community organizations, professional institutes, environmental concern groups, and relevant stakeholders in the tourism, logistics, leisure and recreation sectors. A list of the consultative sessions is at **Annex B**. A radio API was launched to publicize the consultation exercise and a designated website set up to promulgate the consultation materials, consultation activities and other relevant information.

Overall Public Responses

5. Members of the public have responded positively. Apart from the comments and suggestions received at the public forums and consultative sessions, over 540 written submissions including comments and new proposals or ideas for Lantau have been received from the public, since the commencement of the consultation period.

6. The Islands DC, Lantau AC, Islands RCs, some district organizations and local residents of Lantau expressed strong support for

the Concept Plan. The Heung Yee Kuk, Democratic Alliance for Betterment of Hong Kong (now called Democratic Alliance for the Betterment and Progress of Hong Kong), Liberal Party and some professional institutes, etc. also supported the Concept Plan. Comments received from the relevant statutory and advisory bodies in general were positive.

7. Some environmental concern groups and individuals expressed strong concern and objection over some proposals in the Concept Plan. Some raised concerns also on projects not forming part of the Concept Plan, including the Northwest Lantau option of Container Terminal 10 proposed in the Study on Hong Kong Port – Master Plan 2020 and the proposal for a Liquefied Natural Gas Terminal at Soko Islands made by CLP Power/Castle Peak Power Company Limited.

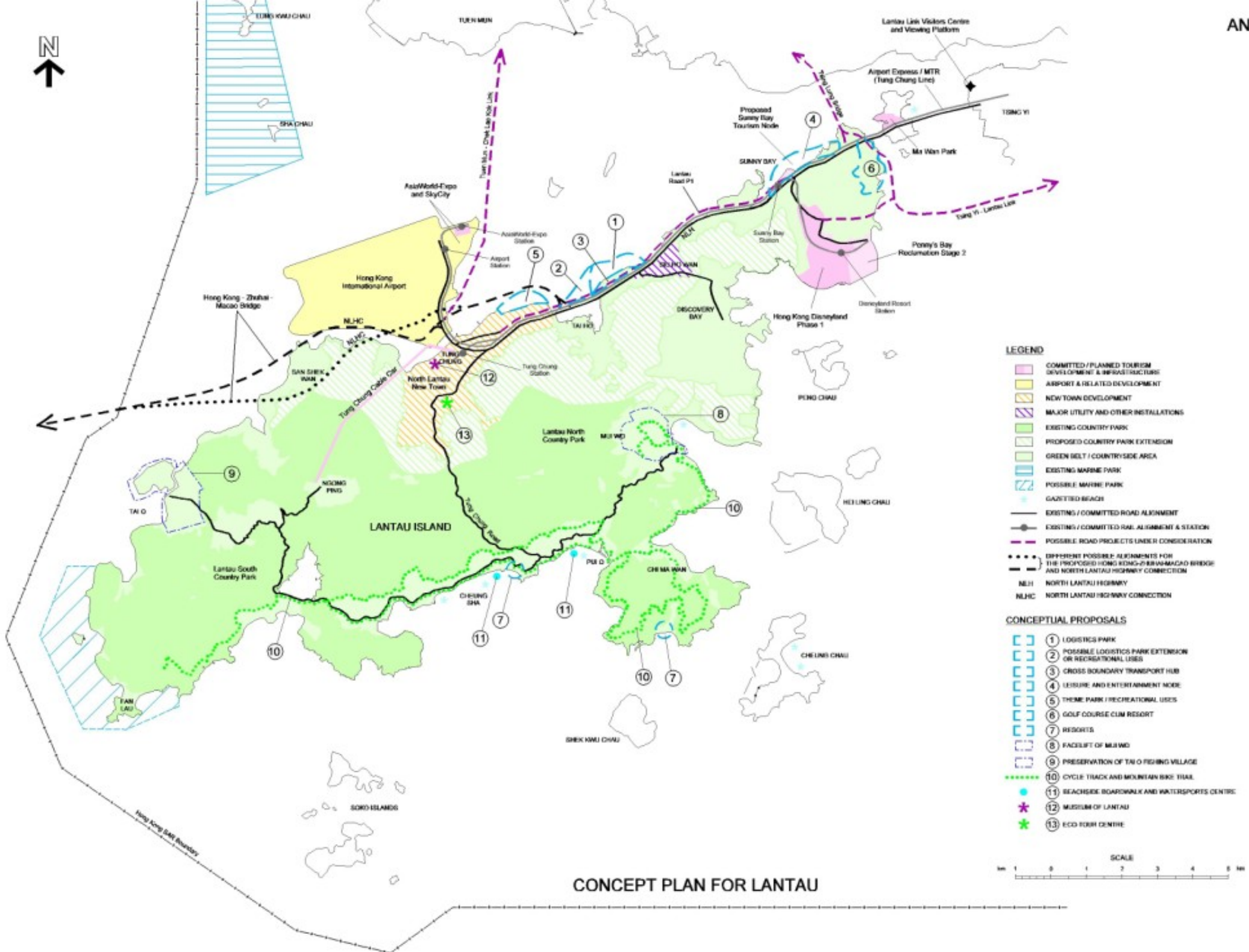
8. Overall speaking, the role that Lantau could play in providing new impetus to Hong Kong's economic development was agreed. The public generally supported the planning vision of Lantau to promote sustainable development by balancing development and conservation needs, as well as the planning concept of focusing major economic infrastructure and tourism uses in North Lantau while protecting rural Lantau primarily for nature conservation and sustainable recreational and visitor uses. The four development themes were in general considered appropriate to meet different land use needs. While there were views calling for more infrastructure and development on Lantau, some others suggested that Lantau should be protected mainly for conservation with no further development.

9. The key public comments and the Administration's responses are consolidated at **Annex C** for Members' reference. A full consultation report with the detailed public comments and the Administration's responses at a CD-ROM is at **Annex D**. A hardcopy of the report is available at the Panel Secretariat for Members' reference.

Way Forward

10. We shall publish the public consultation report for public information. The Concept Plan proposals will be reviewed and revised in the light of the public comments, where appropriate. Some new proposals and ideas from the public, which are considered compatible with the planning intentions and planning concept for Lantau, will be further examined. The revised Concept Plan would be released for public engagement next year. We will continue to listen to the public with a view to mapping out the future development of Lantau jointly with the community.

Housing, Planning and Lands Bureau
Planning Department
November 2005



CONCEPT PLAN FOR LANTAU

List of Consultative Sessions

<u>Consultative Sessions</u>	<u>Date</u>
Organised by Lantau Development Task Force	
1. Legislative Council Panel on Planning, Lands and Works	26.10.04
2. Islands District Council	06.12.04
3. Tourism Strategy Group	09.12.04
4. Environmental Concern Groups	10.12.04
5. Professional Institutes	11.12.04
6. Antiquities Advisory Board	13.12.04
7. Islands Area Committees and Rural Committees	04.01.05
8. Town Planning Board	07.01.05
9. Advisory Council on the Environment	17.01.05
10. Leisure, Recreation and Sports Sector	19.01.05
11. Hong Kong Tourism Board	20.01.05
12. Heung Yee Kuk New Territories	24.01.05
13. Planning Sub-committee of Land and Building Advisory Committee	24.01.05
14. Country and Marine Parks Board	25.01.05
15. Tsuen Wan District Council	25.01.05
16. Tourism Sector	02.02.05
17. Land and Building Advisory Committee	17.02.05
18. Hong Kong Logistics Development Council	18.02.05
19. Council for Sustainable Development	21.02.05
20. Transport Advisory Committee	21.02.05
Attended Upon Request	
21. Seminar on Concept Plan for Lantau (Organised by Islands Branch Office, Democratic Alliance for Betterment of Hong Kong)	06.12.04
22. Consultation Forum on Concept Plan for Lantau for Tai O Residents (Organised by Tai O Rural Committee)	20.01.05
23. Presentation on Concept Plan for Lantau (Organised by The Real Estate Developers Association of Hong Kong)	21.01.05
24. Open Forum on Concept Plan for Lantau for Residents in Four Private Residential Developments in Tung Chung (Organised by MTR Corporation Limited)	29.01.05

<u>Consultative Sessions</u>	<u>Date</u>
25. Lantau Concept Plan and Public Consultation for Mui Wo Residents (Organised by Mui Wo Rural Committee)	01.02.05
26. Public Briefing on the Concept Plan for Lantau to Discovery Bay Residents (Organised by Discovery Bay City Owners Committee)	05.02.05
27. Roundtable Luncheon: Development and Conservation of Lantau (Organised by the Hong Kong General Chamber of Commerce)	24.02.05
28. Is the Newly Proposed Development in Lantau Sustainable? – Review on the “Concept Plan for Lantau” (Organised by the Conservancy Association)	26.02.05
29. Symposium on Sustainable Development of Lantau (Organised by the Lantau Sustainable Development Task Force)	27.02.05

Total Number of Consultative Sessions Organised / Attended: 29

Key Comments and the Administration's Responses

1. General Planning Intention for Lantau

1.1 The public generally supported the planning vision for Lantau to promote sustainable development by balancing development and conservation needs. The planning concept of focusing major economic infrastructure and tourism uses in North Lantau while protecting the rural Lantau for nature conservation and sustainable recreational and visitor uses was also well-received. The Council for Sustainable Development was of the view that balanced development on Lantau would be very important. Economic development should take account of potential social and environmental impacts. Major social considerations such as the population, employment, supporting facilities and other people-based issues should also be taken into account. The Council hoped that further planning would proceed on the basis of a long-term and holistic perspective. Some commenters queried if there was a change in the planning intention for Lantau which was considered to be for conservation and recreation only. Some considered that the Concept Plan was economic development driven.

1.2 **Responses** : There has been no change in the planning intention for Lantau. The Concept Plan has followed the planning principle of achieving sustainable development by balancing economic, social and environmental needs, which is also the overarching principle adopted in the Hong Kong 2030 : Planning Vision and Strategy (HK2030 Study). It has followed the development pattern as set out in the South West New Territories Recommended Development Strategy endorsed by the Administration in 2001 after public consultation. The Concept Plan has also taken into account the latest planning circumstances. The provision for new housing, employment and business opportunities and adequate supporting facilities will continue to be the major planning principle for the planned new development areas on Lantau. For the traditional settlements and other areas in rural Lantau, the Concept Plan proposals for sustainable recreational and visitor uses also aim at helping to boost the local economy to sustain the local community and employment.

2. Economic Infrastructure Proposals at North Lantau

2.1 The benefit of the economic infrastructure proposals was generally agreed, although some queried the needs for some of the proposals. There were also concerns over the environmental impact of the infrastructure proposals in North Lantau. The Advisory Council on the Environment (ACE) and some environmental concern groups have asked for a strategic environmental assessment (SEA) for the whole Lantau.

2.2 **Responses** : The Concept Plan proposals have been formulated with due consideration of environmental concerns. A SEA for the on-going HK2030 Study will be conducted for the whole territory taking into account major infrastructure and development proposals in Lantau. This SEA for the HK2030 Study could give a comprehensive picture on the overall cumulative impacts and should help address the concerns raised by the ACE and the environmental concern groups. The relevant findings of the SEA would be taken into account before finalizing the Concept Plan proposals. Those proposals selected to be taken forward will also be subject to detailed studies which will take the relevant SEA findings into account to establish their feasibility including environmental acceptability. All designated projects under the Environmental Impact Assessment (EIA) Ordinance will have to go through the statutory EIA procedures. Cumulative impacts arising from relevant projects will be taken into account in the study process as required under the EIA Ordinance.

2.3 The proposed cross-boundary transport hub at Siu Ho Wan is strategically located close to the North Lantau Highway Connection to the Hong Kong-Zhuhai-Macao Bridge (HZMB) and has the potential to be a major transport interchange, providing park-and-ride facilities, an MTR station and a public transport interchange to encourage convenient transfer to rail from the HZMB. A possible location of the cross-boundary transport hub is at the MTR Siu Ho Wan Depot site. Owing to some misunderstanding that reclamation at this location is required for the proposed transport hub, some negative comments relating to the environmental impacts were received. Otherwise, the proposed transport hub was generally well supported. The project proponent, MTRC Limited, has expressed interest to conduct detailed feasibility and viability study on the proposed development.

2.4 The Lantau Logistics Park (LLP) is a response to the needs of the global supply chain for more efficient movement of goods and

integrated “one-stop” logistics services. The proposed LLP at Siu Ho Wan will be directly accessible from the North Lantau Highway and is close to Hong Kong International Airport and Kwai Chung container port. It will also be strategically located close to the HZMB to take advantage of the improved linkages to the Pearl River West. In view of the growing demand for modern logistics space and regional competition in the logistics sector, the LLP is a priority project in the Concept Plan. The technical feasibility of the Siu Ho Wan site together with the possible environmental concerns will be addressed in the LLP Development Feasibility Study commissioned by the Civil Engineering and Development Department (CEDD).

2.5 The HZMB is already a planned project in Lantau. The project would contribute to the future economic development of Hong Kong. The proposed landing point at Northwest Lantau is in close proximity to the Hong Kong International Airport and the Hong Kong Disneyland and has comparatively less environmental impact than other proposed landing points. Highways Department (HyD) is conducting a study of “Investigation and Preliminary Design for the Hong Kong Section of HZMB and Connection with North Lantau Highway”. Various impact assessments under the study including assessments on traffic, environment, etc are also in progress.

3. Further Development of Tung Chung

3.1 There were divided views on the further development of Tung Chung and strong concerns over the poor air quality and the reclamation at Tung Chung Bay.

3.2 **Responses** : Whilst it is necessary to proceed with the remaining development of Tung Chung to achieve an optimum population size to support the major community, commercial and other facilities for a new town community and to make full use of the infrastructure already in place, the Administration appreciates the concerns about the poor air quality and the reclamation at Tung Chung Bay. In the Feasibility Study for Remaining Development in Tung Chung planned to be commissioned by CEDD, the environmental impact of further new town development will be assessed and addressed. Further infrastructure projects affecting Tung Chung will need to go through the statutory procedures under the EIA Ordinance if they are designated projects. The Guangdong Provincial Government and the HKSAR Government have an agreed plan

and mechanism to tackle the regional air pollution problem.

4. Major Tourism and Recreation Proposals

4.1 There was general support of the proposed resort facilities in South Lantau. There was, however, some concern relating to the scale, possible traffic and environmental impacts, financial viability and possible speculative development for residential use. There were suggestions of other resort locations and types.

4.2 **Responses** : The overall planning intention for South Lantau is to protect the high quality landscape and ecologically sensitive natural environment for nature conservation and sustainable recreational uses. The proposed resort facilities should be low-rise and low-density and compatible with the rural setting and should minimize the impacts on the natural environment. There would be further detailed study to confirm the feasibility and environmental acceptability of any development proposal selected for implementation. The suitability and feasibility of the alternative locations and types of resorts proposed by the public will be assessed.

4.3 For the proposed Sunny Bay leisure and entertainment node, there were some concerns over the specific nature of the facilities. Some objections were raised against an indoor man-made beach.

4.4 **Responses** : If the proposal is to be taken forward, there should be further studies on the theme, nature and scale of uses as well as the environmental and other impacts. The indoor man-made beach is only an illustration of possible leisure facilities.

4.5 Whilst some were supportive of the proposed theme park at Tung Chung East, some commenters queried the commercial viability and the environmental impact of reclaiming land for the proposed theme park.

4.6 **Responses** : As tourism is one of Hong Kong's main economic pillars and there are few alternative locations in Hong Kong suitable for large-scale tourism or recreational facilities, the option for longer term development of the area for large-scale tourism or recreation facilities

should be kept open having regard to market demand. Detailed feasibility study including environmental assessments would be undertaken for any project to be taken forward.

4.7 Regarding the proposed golf course at Tsing Chau Tsai East, the objections were raised mainly on the grounds of steep topography and adverse landscape and environmental impacts.

4.8 **Responses** : The feasibility of the Tsing Chau Tsai East site will be further examined in revising the Concept Plan.

5. Preservation of Tai O and Facelift of Mui Wo

5.1 Preservation of the Tai O fishing village and facelift of Mui Wo received full support from the local community and the general public. There was a general consensus for an early implementation of these improvement projects. Additional attractions and facilities and infrastructure improvements were proposed.

5.2 **Responses** : The scope of works to bring about a facelift and improvement of these two traditional settlements will be examined and the possibility of an early implementation will be explored. Feasibility studies would need to be undertaken.

6. Countryside Recreation Facilities and Nature-based Attractions

6.1 There was strong support for the countryside recreation facilities and nature-based attractions proposed in rural Lantau. Many proposals for additional attractions and facilities were also received. There were some concerns about the provision for motorized watersports in Cheung Sha and the proposed boardwalk.

6.2 **Responses** : The Administration would examine the scope for an early implementation of the proposals with community support, such as the cycle track network, and assess the additional proposals. The provision for motorized watersports and the boardwalk proposal will be reviewed.

7. Suggestions of Other Development Proposals

7.1 A number of development proposals or ideas covering a wide spectrum of themes and scale have been raised by the public (**Annex C-1**). The majority were related to tourism and recreational uses, whilst others covered community, education, residential and industrial uses.

7.2 **Responses** : A preliminary assessment of the proposals or ideas has been conducted to examine if they are appropriate to be further considered in the Concept Plan. The major considerations are compatibility with the planning intentions and the environment of Lantau, relevant Government policies, technical feasibility, committed uses and alternative location(s) in the territory, etc. Many of these proposals or ideas will be assessed further in the overall context of the Concept Plan. Some new proposals or ideas are, however, considered not appropriate to be taken forward.

8. Improvement of Internal Transport and New Transport Proposals

8.1 There were strong requests especially from the locals to improve the accessibility within Lantau. Additional road links including a circular road system, additional north-south road links, improvement to the local road networks, and connection of the HZMB to the villages in northwest Lantau were proposed.

8.2 **Responses** : The Government is doing a lot of works to improve the existing internal transport in Lantau. The improvement of Tung Chung Road will be completed by mid-2007. By then, traffic between Tai O and Tung Chung will be improved substantially. The Government will also carry out improvement works on Keung Shan Road and South Lantau Road to increase the road capacity in the area. Alternative route options (including tunnel) for a Lantau North-South road link had been examined in 2000 and found not feasible because of high cost and severe environmental impacts. A coastal road link from Tung Chung to Tai O was considered unjustified from traffic demand and the environmental perspectives. With the completion of the improvement of Tung Chung Road and local road works in South Lantau, the capacity of road link

between north and south Lantau will be enhanced to cope with the traffic needs. As such, it is considered that there is no imminent need to provide further links. For the HZMB, it is a strategic and regional transport infrastructure. It is intended to serve cross-boundary traffic and is not designed to serve local villages. With a design speed of 100km per hour, merging and diverging along the route and the number of interchanges should be kept to a minimum to ensure its efficient operation.

9. Criticism on the Lack of Commitment to Conservation

9.1 There is a unanimous support of the nature conservation initiatives of the Concept Plan. Nevertheless, there is strong criticism on the lack of commitment to implement the proposed Lantau North (Extension) Country Park, South West Lantau Marine Park and the Soko Islands Marine Park, and the lack of concrete proposals for conserving other important sites.

9.2 **Responses** : Conservation is a priority consideration in preparing the Concept Plan and a balanced planning approach has been adopted. Most of the areas in South Lantau, Tai Ho, Tai O and Ngong Ping identified as having high ecological values have been designated as Sites of Special Scientific Interest or Conservation Areas on relevant statutory town plans or reserved for conservation purpose on departmental town plans. The Administration will consider the appropriate implementation timetable for the designation proposals of the Lantau North (Extension) Country Park and the South West Lantau Marine Park. In response to the public request, heritage and landscape conservation would be further elaborated in the conservation proposals.

10. Other Related Projects

10.1 Many objections were received on the Northwest Lantau option for Container Terminal 10 (CT10) on the grounds of adverse ecological and environmental impacts and land use incompatibility in the area.

10.2 **Responses** : No decision has been made on the location of CT10 at this stage. The Study on Hong Kong Port - Master Plan 2020 (HKP 2020 Study) has identified two possible locations for the development of

CT10, namely Northwest Lantau and Southwest Tsing Yi. Both sites have their pros and cons. As recommended in the HKP 2020 Study, an ecology study will be conducted on the Northwest Lantau site to further assess its environmental suitability for constructing CT10. In parallel, the Port Cargo Forecast will be updated to work out the optimal timing for constructing CT10. The port expansion options will be reviewed when more data are available. When a preferred site is identified, a detailed EIA required under the EIA Ordinance to determine the environmental acceptability of the project and a feasibility study will be conducted to fulfill the various requirements. The public and relevant advisory bodies will be fully consulted on the proposed plan then.

10.3 Grave concerns and speculation were raised on a liquefied natural gas (LNG) terminal proposed by CLP Power/the Castle Peak Power Company Limited (CAPCO) at Soko Islands. It was considered to be apparently in conflict with the marine park proposed by the Government at Soko Islands. Many commenters have also enquired about the position of the marine park proposal.

10.4 **Responses** : CLP Power/CAPCO have on their own initiatives started a site search for a proposed LNG terminal and initiated an environmental and risk assessment as part of the exercise. Soko Islands and Black Point are their two preferred sites. Since the proposed LNG terminal is a designated project under the EIA Ordinance, the CLP Power/CAPCO are required to conduct an EIA study to investigate the environmental impacts of the project. In June 2005, EPD issued an EIA study brief under the EIA Ordinance for the CLP Power/CAPCO to commission an EIA for the proposed LNG terminal for both sites. To date, CLP Power/CAPCO have yet to make a formal submission to the Economic Development and Labour Bureau for an LNG terminal in Hong Kong. The land use compatibility, environmental feasibility and other issues are yet to be resolved.

10.5 For Soko Islands and the surrounding waters, apart from being a potential site for designation as a marine park, there are other competing uses as mentioned above.

11. Implementation

11.1 In the pre-consultation briefing to the Planning, Lands and Works Panel, some Members urged for a commitment to and timely implementation of the proposals in the Concept Plan to fully capitalize on the economic benefits of the economic infrastructure and tourism projects.

This was echoed by some people who considered that Lantau was important for the future economic development of Hong Kong. Others urged for an early implementation of the conservation proposals. The local community requested an early implementation of proposals for the facelift of Mui Wo and preservation of Tai O to improve the local economy.

11.2 **Responses** : These views will be taken into account in considering the implementation of the Concept Plan including the priority, programme and the related resource implications.

12. Way Forward

12.1 The Concept Plan proposals will be reviewed and revised in the light of the public comments and proposals submitted by the public. The revised Concept Plan would be released for public engagement next year.

12.2 The HZMB is already a planned project in Lantau. The LLP is a proposal with high priority under the Concept Plan. Given the importance of the economic infrastructure, the technical studies for these projects and other relevant work being undertaken by relevant bureaux and departments would be proceeded with in parallel with the preparation of the revised Concept Plan. These projects will comply with all relevant statutory requirements, and the public will be consulted in accordance with these requirements.

12.3 There is general public support for the facelift and local improvement proposals for Mui Wo and Tai O, countryside recreation facilities and nature-based attractions proposed in rural Lantau. Additional facilities and attractions are proposed. The new proposals will be examined. Due consideration will be given to how to bring forward the facelift and local improvement projects.

12.4 There is general public support for the planning intention to preserve the rural character in South Lantau. Recreation and tourism proposals of a diversity of themes and scales have been received. The proposals will need to be examined in the overall context of and having regard to the planning principles for the Concept Plan.

List of Proposals Raised by the Public (as at October 2005)**List A – Proposals Not to be Taken Forward**

No.	Proposals
Tourism Development	
1	Cruise terminal at various locations (including Hong Kong International Airport, Sunny Bay, the waterfront of Hong Kong Disneyland and Siu Ho Wan)
2	Artificial islands in North and South Lantau – Gold Coast/Miami/Honolulu style development in South Lantau (major uses include hotels, spa resorts, serviced apartments, shopping/entertainment centres, jetties and marinas for yachts and leisure crafts, artificial beaches and luxurious villas and low-rise housing)
3	Artificial islands in North and South Lantau – Pleasure Island in North Lantau (major uses include Grand Prix Venue, exhibition and convention facilities, World EXPO venue, casino and theme park)
4	Artificial island around Cha Kwo Chau for Universal Studio Theme Park
5	Extended North East Lantau Tourism Hub with facilities like resort, conference hotel, themed-shopping centre, golfing, hiking and biking facilities, maritime village and watersports venue, etc.
6	Resorts with casino in Country Parks in South Lantau
7	Las Vegas of Hong Kong in Mui Wo – financial, commercial, residential and tourist centre with luxurious casinos, 6-star hotels and golf club
8	Mui Wo as an Entertainment Centre with seafood centre, alfresco dining area, flea market and pubs, water recreation centre, resorts and hotels, cruise terminal; and relocation of Ocean Park to Mui Wo
9	Entertainment city and golf course in Hung Fa Ngan at Tai Ho
10	Resort in Tai Ho Valley
11	Hotels, conference centres, factory outlets and seaside resorts along San Shek Wan
12	Theme park, recreational, leisure and entertainment node in Siu Ho Wan
13	Resort and leisure centre in South West Lantau with resort hotel, bazaar, street performance, world cuisine dining area, specialty shops, jetty with wooden deck, watersports centre and natural beach
14	A larger theme park (by enlarging the extent of reclamation area at Tung Chung East or swapping Tung Chung East theme park site with the Siu Ho Wan Logistics Park site)
15	Amusement park and recreational facilities on the existing reclaimed land in Tung Chung Areas 54 to 56
16	Recreational uses (hotel, amusement park, etc) on spare land in Tung Chung
17	Theme park with factory outlet and restaurants at Tung Chung Areas 54 to 56
18	Theme park and entertainment node should be located at the Penny's Bay reclamation Phase II instead of reclamation in Tung Chung East
19	Seafood dining area and floating restaurants with fireworks show at the waterfront of Hong Kong Disneyland
20	Soko Islands as Disney Bay with bathing beach for the Hong Kong Disney Visitors
21	Hotel, restaurant and souvenir shops at Lantau Link View Platform
22	Around-Lantau tourist train (Golden Train) for sight-seeing along the coastline of whole Lantau
23	Additional convention facilities near the Airport
Local Facelift and Tourism Facilities	
24	Tung Chung FunMart (Sunday market)
25	Fishing village park at Tung Chung Bay
26	Bathing beach at Tung Chung Bay
27	Upgrade existing paths in Discovery Bay
28	Tourism and community facilities in Mui Wo and Tai Ho including entertainment centre, marina and mainland university
29	Pearl field with workshops and handicraft stalls in Mui Wo

No.	Proposals
30	Small steam trains running across Mui Wo
31	Tourism facilities at the interchange of Tung Chung Road and South Lantau Road
Leisure, Sports and Recreation Facilities	
32	Casino at various locations (including Hong Kong International Airport, Sunny Bay, Shek Pik, Chi Ma Wan and Soko Islands)
33	Stadium
34	Stadium and sports village at Sunny Bay
35	Relocate Hong Kong Sports Institute from Sha Tin to Tung Chung Areas 54 to 56
36	Sports village with stadium at Siu Ho Wan
37	Relocate the racecourse from Hong Kong Island to Sunny Bay
38	New racecourse
39	Converting the proposed cycle track into motor racing track
40	All-weather indoor water world at Tung Chung Areas 54 and 55
41	Watersports competition venue for yacht, motor boat, dragon boat, boat models and surfing at the water channel to the south of Airport Island
42	Watersports facilities in Tung Chung
43	Watersports centre/Eco-centre at Tung Chung Bay
44	Watersports centre in Pak Mong at Tai Ho
45	Extend the paragliding zone in Lantau
46	Expand the existing SG Davis Hostel in Ngong Ping
47	Youth hostel at Penny's Bay
48	Aero museum
Civic, Community and Educational Facilities	
49	Central Government Offices in Tung Chung/North Lantau
50	Development of a university in Tung Chung or developing Tung Chung as the Lantau education centre
51	Development of a university for astronautics, aviation, logistics, real estate development, etc. along Tung Chung Road
52	Aviation training school
53	Training centre for personnel on logistics, tourism and hotel management
54	Medical islands for retired senior citizens
Residential Development	
55	Low-rise private housing in Tung Chung Areas 54 to 56
56	Residential development at Tsing Chau Tsai East
57	Low-density luxurious houses on slopes in North Lantau
58	Mui Wo as the second new town in Lantau
59	Renovation of the almost empty housing estates in Mui Wo into apartment
60	A new satellite city on Lantau
Conservation and Nature Education Related Proposals	
61	Ecological facilities around Shap Long Reservoir
62	Bamboo forest
63	Pig/cattle/ostrich raising/farming
Industrial and Utility Uses	
64	World-class, high-tech and environmental-friendly dockyard at Yam O
65	Dockyard and other related heavy industries in North Lantau

List B – Proposals to be Examined

No.	Proposals
Tourism Development	
66	Tourism and leisure facilities in North Lantau including sports village, international convention centre cum hotel and large-scale international performance venue (except proposal for casino)
67	Entertainment city near Hong Kong Disneyland for promoting Hong Kong's film and music industry
68	More theme parks near Hong Kong Disneyland to showcase local design, animation and movie production
69	Recreational and amusement park at Yam O, Lantau
70	International entertainment city with holiday resort, golf course, theme park
71	Garden Island with theme park like China City, Movie World and Water World and holiday resort
72	Broadway in Asia with independent theatre, theatre complex, small theme park, entertainment centre (like Sega Stadium in Japan) for family and friends
73	Cheung Sha as a Sporty and Trendy Town with golf or marina club and resort hotel, provisions for street performance, and sport and watersports activities, low-rise specialty shops, café and restaurants, etc. (except proposal for large-scale Las Vegas type casino hotel)
74	Water World in Cheung Sha with hotel, indoor man-made beach and different types of water activities
75	Spring City in South Lantau with a wide range of tourist facilities on a flat plain with a valley nearby for constructing a dam for water storage
76	Sustainable tourism development in Lantau and neighbouring islands
77	Theme mall/complex for factory outlets in tourist attractions
78	Large-scale shopping and dining mall above Sunny Bay MTR Station
79	Outdoor cinema with fast food shop near Tsing Ma Bridge
80	5-star resort in Ngong Ping
81	Low-density ecological tourist resort at Yam O and Cheung Sok
82	Resort hotel near Hong Kong Disneyland
83	Coastal village resort area (carefully planned Small Houses development area) in Shui Hau
84	Environmental-friendly spa resort in Lo Kei Wan and Fan Lau
85	Resort in Tai A Chau and Siu A Chau
86	Pattaya-type resort development in South Lantau
87	Low-density resort hotel in Mui Wo
88	Integrated indoor ski resort
89	7- or 8-star hotel
90	A variety of hotels/accommodations
91	Golf Course at various locations (including the slope to the south west of Lo Fu Tau and north of the golf course in Discovery Bay, reclaimed land between Chi Ma Wan and Cheung Sha, along South Lantau Road and Mui Wo)
92	Mini "Great Wall of China"
93	Small Tibet Palace
94	Lantau shoreline boat tour and helicopter tour
95	Environmental-friendly electric touring bus
Local Facelift and Tourism Facilities	
96	Tourism facilities in Ngong Ping including eco-tours, Country Park Centre, local tourist information centre, hiking trails, education attractions like tea plantation or tea museum
97	More facilities for retreat, restaurants and shops at Ngong Ping
98	Extend Ngong Ping religious area to cover Keung Shan, Nei Lak Shan and stone chalets in Sunset Peak
99	Tourism facilities in Shek Pik, Ngong Ping and Keung Shan like temples, martial arts and medicine centre or Shaolin Monastery
100	Fishermen's wharf with seafood stalls at Tung Chung Bay
101	Upgrade Nim Shue Wan for recreational and visitor uses

No.	Proposals
102	Tourism facilities in Mui Wo including Kwan Tei Statue, watersports facilities, 3-star hotels, open space near Silvermine Bay (except proposal for international casino at Hei Ling Chau which is connected with Mui Wo via bridge and with Hong Kong Disneyland via cable car)
103	Tourism facilities in Mui Wo including cycling and jogging tracks, upgrading of Mui Wo Ferry Pier, Kung-fu Museum, Cantonese Opera Museum, and Chinese-style garden with alfresco dining
104	Tourism facilities in Mui Wo such as Town Park, Wetland Park, landscape beach, cycle track, organic farm, festive market, shopping boulevard, etc.
105	Tourism facilities in Mui Wo - beautification of the area along the waterfront from Tung Wan Tau to Chok Tsai Wan and hotel and marina
106	Beautifying Mui Wo including renovating ferry pier, creating a promenade, cycle track, small food outlets with different cuisines, a water activity area at the beach, a war game battle field, and archery school, etc.
107	A sustainable tourism development in Mui Wo - park/garden, spa/resort, Silvermine Cave and exhibition hall, exhibition centre, visitor information centre and tea house, organic farm and fishing leisure area, watersports centre, marine club and private yacht pier, out-door war game campsite cum training centre, and landscaped recreational waterways
108	More pubs and hotels in Mui Wo
109	Fishermen's Wharf for seafood dining in Mui Wo
110	Waterfront dining boulevard near Mui Wo Pier
111	Watersports Centre in Cheung Sha for water skiing and scooters, tree planting, hawker bazaar, functions like sand sculpture, Irish pubs
112	Tourism facilities in Cheung Sha Ha Tsuen like car park and bus terminal, BBQ sites and small ferry pier
113	Extend Cheung Sha Beach by removing the boulders in between
114	Go-kart track, riding school and back-packers style of accommodation in Pui O
115	Facelift of Pui O
116	Upgrade hotels in Pui O, Cheung Sha, and Tong Fuk
117	Low-density small-scale commercial area at Pui O, Cheung Sha, Tong Fuk and Shui Hau of South Lantau
118	Parking spaces, BBQ pits, camping sites at Cheung Sha, Pui O and Tong Fuk
119	Hostels, dining, shopping and entertainment centres at several beaches in South Lantau
120	More food racks at Cheung Sha and other beaches in South Lantau
121	Flea market selling traditional handicrafts and food in South Lantau
122	Small open plaza for flea market in South Lantau
123	Sunset view tower at Fan Lau
124	Tourism development in Peng Chau including hotels, tourist-attracting statues, water resort area and escalator up the mountain
125	Revitalize Peng Chau
126	A well-planned and artistic seafood village at Cheung Chau
Leisure, Sports and Recreation Facilities	
127	Hiking, mountain biking and racing in Lantau
128	International triathlon race site in South Lantau
129	Permanent courses for orienteering at Ngong Ping, Wong Kung Tin and Tung Wan Tau
130	Adventure training sites at coastal points of interests
131	Large water recreation centre with indoor beach
132	Watersports facilities in Discovery Bay
133	Surfing training centre
134	Fishing ground
135	Equestrian centre in South Lantau
136	Astronomical resort facilities and high quality camping sites
137	Model plane flying venue with related shops or clubs

No.	Proposals
138	Recreation development at Shek Kwu Chau
139	Promenade from Tung Chung Pier to Tai Ho/Yam O
140	Waterfront promenade with fishing points and catering services along the coastal area in Lantau
141	Martial arts centre/school of shaolin
142	Places for teaching Chinese culture, e.g. Tai-chi, Chinese dancing, drumming, lion dance, kung fu, etc.
143	Chinese village with old crafts, tea garden and performances
144	Commemorative plaque for soldiers
145	Museum for Tung Chung villages
146	Clock and watch museum
147	Toy museum at Sunny Bay
148	Temple and museum for the General Zhuge (諸葛武侯)
Civic, Community and Educational Facilities	
149	Regional healthcare services hub in Tsing Chau Tsai or Cheung Sha
150	Senior apartment/villas and medical facilities in Chi Ma Wan Peninsula
151	Medical treatment centres with Chinese herbiest and foot-bathing services in rural Lantau
152	Regional hospital
153	Community hall
154	Library
155	Community facilities like day-care centres, elderly home, etc. and hospital in Mui Wo
156	Commercial/office district in Tung Chung
157	Large-scale commercial/office use to serve China-Hong Kong Business
Residential Development	
158	Special building exposition zones in new towns
159	Low-density residential development near golf course and marina
160	Residential development in Greek style, Italian style or Thai style in Chi Ma Wan
161	Appropriate low-rise residential development as an extension of existing villages in South Lantau
162	Resort development at Chi Ma Wan similar to Discovery Bay development
Conservation and Nature Education Related Proposals	
163	Eco-tourism education centre at Ngong Ping
164	Renewable energy education centre and a small organic farm at Mong Tung Wan
165	Safari-type modern zoo at Shek Mun Shan, Luk Keng Shan and Lo Kei Wan near Shui Hau
166	Ark-eden (variety of eco-tourism facilities around Lantau)
167	Garden of China (variety of eco-tourism facilities around Lantau)
168	Green house in Lantau (like Eden in Cornwall)
169	Sub-tropical botanical gardens and Chinese herb gardens
170	Organic farm, musical farm and greenhouse planting
171	Bamboo garden with information centre and traditional teahouse
172	Buffalo centre/museum at Pui O
Industrial and Utility Uses	
173	Wind and wave-driven power plant at outlying islands
174	Wind turbine terminal at Soko Islands



Lantau Development Task Force
The Government of the Hong Kong Special Administrative Region



Concept Plan for Lantau

Public Consultation Report

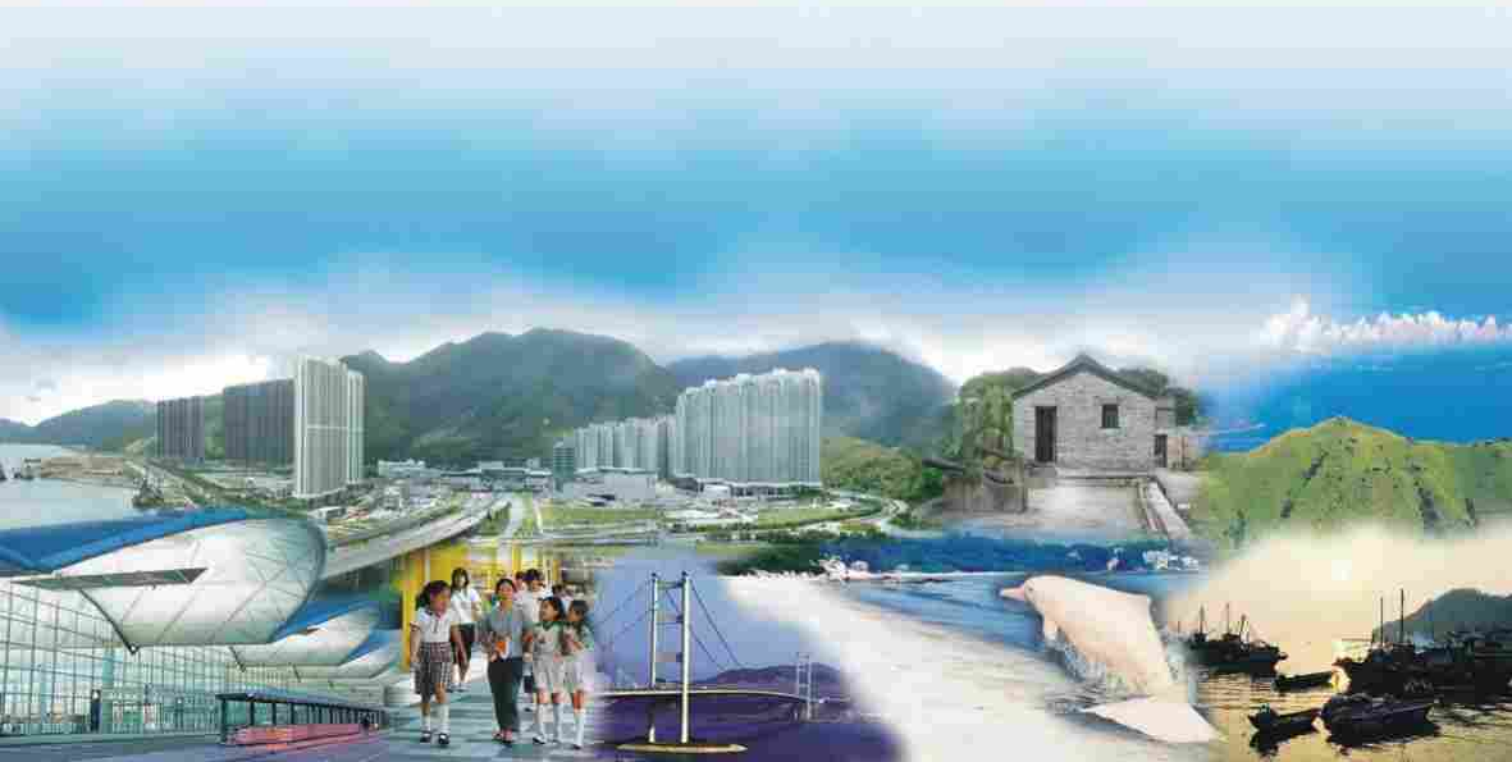


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1. Introduction

1.1 Pursuant to the 2004 Policy Address, the Lantau Development Task Force (Task Force)¹, chaired by the Financial Secretary, was set up in February 2004 to provide policy steer on the economic and infrastructure development in Lantau.

1.2 The Task Force has drawn up a Concept Plan for Lantau (Concept Plan) (Plan 1) last year with an aim of providing a planning framework to ensure a balanced and co-ordinated approach for planning the development in Lantau while meeting the conservation needs. The proposals are conceptual for community discussion. Public consultation on the Concept Plan was held from end November 2004 to end February 2005 to engage the community at the conceptual stage of planning for the future development of Lantau. This report summarizes the public comments and key issues raised in the public consultation. It also highlights the responses of the Government to the comments and the next steps for the Concept Plan.

2. Concept Plan for Lantau

2.1 In formulating the Concept Plan, the Task Force has adopted the principle of achieving sustainable development by balancing economic, social and environmental needs, which is the overarching principle adopted by the Hong Kong 2030 : Planning Vision and Strategy (HK 2030 Study). It has also followed the broad planning concept and development pattern set out in the South West New Territories Recommended Development Strategy (SWNT RDS) endorsed by Government in 2001 after public consultation. The role of Lantau in meeting the different needs for the future development of Hong Kong, the local planning requirements, the development opportunities and constraints of Lantau, as well as aspirations of the community, etc. have been taken into account in preparing the Concept Plan.

2.2 The overall planning concept for Lantau is set against the vision to promote sustainable development by balancing development and conservation needs. The Concept Plan proposes to focus major economic infrastructure and

¹ The terms of reference and membership of the Task Force have been uploaded to the Concept Plan website at <http://www.pland.gov.hk/lantau/index.html>.

urban development in North Lantau to optimize the use of the transport links and infrastructure, while protecting the other parts of Lantau, which comprise primarily high quality landscape and ecologically sensitive natural environment, for nature conservation and sustainable recreational and visitor uses.

2.3 Under the above planning concept, the Concept Plan has set out four development themes and proposals for public comments. They are as follows:

(a) *Economic Infrastructure and Tourism*

To enhance Hong Kong's economic competitiveness, economic infrastructure and major tourism proposals have been identified. They include the Lantau Logistics Park, a cross-boundary transport hub, the leisure and entertainment node at Sunny Bay, a possible theme park or major recreational uses at Tung Chung East, a golf course cum resort at North East Lantau, and resort facilities at South Lantau.

(b) *Theme Attractions based on Heritage, Local Character and Natural Landscape*

To harness the recreation potential and local attraction of rural Lantau and to help improve the local economy, the setting up of a museum of Lantau and an eco-tour centre, giving Mui Wo a facelift, preserving the Tai O fishing village, and providing a cycle track network, watersports centres and boardwalks at South Lantau are proposed.

(c) *Enhancing the Recreation Potential of Country Parks*

Additional facilities to promote sustainable educational and recreational activities, including a comprehensive network of eco-trails and heritage trails and sites for modern camping, are considered suitable in selected areas in or around the country parks.

(d) *Meeting Nature Conservation Needs*

To achieve balanced planning and to integrate conservation needs, the implementation of the proposed Lantau North (Extension) Country Park and Marine Park in South West Lantau, as well as other nature conservation proposals, are recommended in the Concept Plan.

3. The Public Consultation

3.1 On 26 October 2004, a pre-consultation briefing on the Concept Plan was held for the Planning, Lands and Works Panel of the Legislative Council (LegCo PLW Panel). With support from the Panel, a 3-month public consultation on the Concept Plan was formally launched on 29 November 2004. The Chairman of the Task Force has informed LegCo members and relevant organizations about the launch of the consultation and invited their active participation in the community discussion on the Concept Plan.

3.2 To focus discussion during the process, a Consultation Digest and Leaflet², in both English and Chinese, were prepared and widely distributed. A designated website has been set up to promulgate the consultation materials, the consultation activities, the background information of the Task Force and other relevant information. In addition, a radio API was launched to publicize the consultation exercise and encourage public involvement.

3.3 In the course of the consultation, different sectors of the community have been actively and widely engaged. Two public forums were held - one for the general public chaired by the Chairman of the Task Force, and another for the Lantau community chaired by District Officer/Islands. About 240 participants comprising representatives of some statutory and advisory bodies, political parties, environmental concern groups, professional institutes, stakeholder groups in the relevant sectors, local organizations, primary and secondary schools in Lantau, local community as well as individual members of the public attended these forums³.

3.4 Apart from the two public forums, 29 consultative sessions were arranged for various relevant statutory and advisory bodies, District Councils (DCs), Area Committees (AC), Rural Committees (RCs), professional institutes, environmental concern groups and relevant stakeholders in the tourism, logistics, leisure and recreation sectors, local community organizations and local residents of Lantau to facilitate more focused discussion. A list of the consultative sessions is at **Annex 1**.

² The Consultation Digest and Leaflet have been uploaded to the Concept Plan website at <http://www.pland.gov.hk/lantau/index.html>.

³ The proceedings of the forums have been uploaded to the Concept Plan website.

4. Overall Public Responses

4.1 There was wide media coverage on the Concept Plan and the public consultation. During the consultation period, a high “hit” rate (over 170,000) was recorded for the designated website. The public has responded positively. Apart from the comments and suggestions received at the consultative sessions and public forums, over 540 written submissions including comments and new proposals for Lantau were received during the consultation period and up to now. A list of the written submissions is at **Annex 2**. The community’s visions, opinions and suggestions for planning the future development of Lantau, as gathered from these responses, provide valuable inputs to the Task Force in formulating the way forward for the Concept Plan.

4.2 The Lantau community including the Islands DC, Lantau AC, Islands RCs, some district organizations and some local residents of Lantau have registered strong support of the Concept Plan. Their submissions include two supporting letters with 130 signatures, 61 standard letters and a joint letter from the Hon. Tam Yiu Chung, the Vice-chairman and three members of the Islands DC, and Chairmen and Vice-chairmen of the Tai O, South Lantau and Mui Wo RCs. Heung Yee Kuk, Liberal Party, Democratic Alliance for Betterment of Hong Kong (DAB, now called Democratic Alliance for the Betterment and Progress of Hong Kong), DAB Islands Branch, The Hong Kong Institute of Surveyors, The Hong Kong Institute of Architects and Hong Kong Policy Research Institute Limited, etc. have also expressed support of the Concept Plan. In general, comments received from the consultative sessions for the relevant statutory and advisory bodies were largely positive. Some individual members of these bodies and the Transport Advisory Committee welcomed the Concept Plan proposals.

4.3 In the course of consultation, it has been explained to the public that there is no change in the Government policy and planning intention for Lantau and that the Concept Plan has adopted the principle of achieving sustainable development by balancing economic, social and environmental needs. Nonetheless, the environmental concern groups and some individuals expressed great concern over or objection to the development proposals in the Concept Plan. Concerns were also raised on projects not forming part of the Concept Plan including the Northwest Lantau option of the Container Terminal 10 (CT 10) and the liquefied natural gas (LNG) terminal proposed at Soko Islands by the CLP Power/ Castle Peak Power Company Limited (CAPCO). Their views were also expressed in the

form of about 80 standard letters, on-line petitions and a Joint Statement on Sustainable Development for Lantau signed by 19 civil society groups.

5. Key Comments and Issues

5.1 The key public comments and issues raised in the public consultation are consolidated below to provide an overall picture of the community views on the Concept Plan. These were based on the written submissions, comments and submissions made at the public forums and consultative sessions, and views collected through the designated website. Responses of the Government on these comments and issues are also set out. A detailed summary of the public comments and the Government responses is in the CD in **Annex 4**.

General Planning Intention for Lantau

5.2 Many who have commented pointed out that Lantau would play an important role in providing new impetus to Hong Kong's future economic development. The public was generally in support of a balanced and co-ordinated approach in planning the future development of Lantau. The Council for Sustainable Development was of the view that balanced development on Lantau would be very important. Major social factors such as population, employment, supporting facilities and other people based issues should be considered. The Council hoped that further planning would proceed on the basis of a long-term and holistic perspective.

5.3 The community at large and many statutory bodies, advisory bodies and professional institutes supported the overall concept of balancing development and conservation needs, focusing major economic infrastructure and tourism uses in North Lantau to optimize the use of the transport links and infrastructure, and protecting the other parts of Lantau primarily for nature conservation and sustainable recreational and visitor uses. In particular, there was a strong sentiment to retain the natural and rural character of South Lantau. There was general support of the four development themes, which were considered appropriate to meet the different land use needs.

5.4 Some, however, queried that there was a change in the planning intention for Lantau and considered that the Concept Plan was economic development driven and the proposed development would destroy the natural resources of

Lantau. Whilst some were of the view that Lantau should be protected for conservation and recreational uses only, some urged to maintain its status quo without any further development.

5.5 There has been no change in the planning intention for Lantau. The Concept Plan has followed the planning principle of achieving sustainable development by balancing economic, social and environmental needs. Apart from the need for protecting the beautiful countryside, the contribution that Lantau would make towards enhancing Hong Kong's economic competitiveness and the cross-boundary connection was reckoned in the HK 2030 Study and other strategic studies. For the social considerations, the provision for new housing, employment and business opportunities and adequate supporting facilities will continue to be the major planning principle for the planned new development areas on Lantau. For the traditional settlements and other areas in rural Lantau, the Concept Plan proposals for sustainable recreational and visitor uses also aim to help sustain the local economy, the local community and employment.

5.6 The Concept Plan aims at striking a balance between development and conservation. Conserving high quality landscape, ecological habitats and cultural heritage sites has been a priority planning consideration in formulating the Concept Plan. Conservation is one of the major themes and proposals have been set out to meet such needs. Areas to be conserved cover the majority of Lantau, while urban development and major economic infrastructure are focused in North Lantau. As highlighted by some commenters, the Concept Plan is considered to have achieved this balance.

Economic Infrastructure Proposals at North Lantau

5.7 The benefit of the economic infrastructure proposals to Hong Kong's economy and local employment was generally agreed, although some queried the needs for the proposals. There were also concerns over the environmental impact of the infrastructure proposals in North Lantau. The concerns ranged from aggravation of the poor air quality around Tung Chung to the loss of marine habitats due to reclamation and other works. The Advisory Council on the Environment (ACE) and some environmental concern groups suggested the need for a Strategic Environmental Assessment (SEA) to assess the cumulative impacts.

5.8 The Concept Plan proposals have been formulated with due consideration of environmental concerns. A SEA for the on-going HK 2030 Study will be conducted for the whole territory taking into account major infrastructure and development proposals in Lantau. This could give a comprehensive picture on the overall cumulative impacts, and a separate SEA for Lantau has not been conducted. The Concept Plan proposals selected to be taken forward will be subject to detailed studies to establish their feasibility including environmental acceptability. All designated projects under the Environmental Impact Assessment (EIA) Ordinance will have to go through the statutory EIA procedures. Cumulative impacts arising from all relevant projects will be taken into account in the study process as required under the EIA Ordinance.

5.9 The proposed cross-boundary transport hub at Siu Ho Wan is strategically located close to the North Lantau Highway Connection to the Hong Kong-Zhuhai-Macao Bridge (HZMB) and has the potential to be a major transport interchange, providing park and ride facilities, a MTR station and a public transport interchange to encourage convenient transfer to rail from the HZMB. A possible location of the cross-boundary transport hub is at the MTR Siu Ho Wan Depot site. Owing to some misunderstanding that reclamation at this location is required for the proposed transport hub, some negative comments relating to the environmental impacts were received. Otherwise, the proposed transport hub was generally well supported. The project proponent, MTR Corporation Limited, has expressed interest to conduct detailed feasibility and viability study on the proposal.

5.10 The Lantau Logistics Park (LLP) was included as a proposal in the Concept Plan. The Hong Kong Logistics Development Council expressed support for the logistics park and considered that the implementation should be expedited. While there were supportive views for the LLP, some queries were raised on the need for the LLP, the proposed location, land use compatibility and the possible environmental, traffic and visual impacts. There were suggestions that the LLP should be located in other places such as the Airport Island, Kwai Chung or Tuen Mun. A minority of those who questioned the need for the LLP also challenged the merit for Hong Kong to promote logistics industry.

5.11 As recommended in the previous studies on the competitive strategy to enhance Hong Kong's role as a regional logistics and transport hub, the LLP is a response to the needs of the global supply chain for more efficient movement of goods and integrated "one-stop" logistics services. A logistics park designed

specifically for modern logistics facilities close to the point of production and the market through immediate access to the air and sea transport hubs will enable manufacturers and vendors to provide their customized products covering enormous geographical markets. The LLP at Siu Ho Wan will be directly accessible from the North Lantau Highway and is close to the Hong Kong International Airport and Kwai Chung container port. It will also be close to the proposed HZMB to take advantage of the improved linkages to Pearl River Delta West. In view of the growing demand for modern logistics space and regional competition, the LLP is a priority project under the Concept Plan. The technical feasibility of the Siu Ho Wan site together with the possible environmental concerns will be addressed in the LLP Development - Feasibility Study commissioned by the Civil Engineering and Development Department (CEDD).

5.12 The HZMB is already a planned project in Lantau. It would contribute to the development of tourism, logistics, finance and trade in Hong Kong, reinforce our status as an international shipping and aviation centre, and promote the economic integration between Hong Kong and Pearl River West. The proposed landing point chosen at North West Lantau is in close proximity to the Hong Kong International Airport and the Hong Kong Disneyland and has comparatively less environmental impacts than other proposed landing points. The alignment of the Hong Kong Section of HZMB and its connection with North Lantau Highway is being examined in the "Investigation and Preliminary Design Study for the Hong Kong Section of HZMB and Connection with North Lantau Highway" commissioned by the Highways Department (HyD). Various impact assessments under the study including assessments on the traffic and the environment are in progress.

Further Development of Tung Chung

5.13 The Islands DC, a sector of the Tung Chung community and the DAB were of the view that the remaining new town development should be expedited to sustain a mix of uses and employment opportunities and to provide the major community facilities and transport services. In particular, they urged for the early provision of major community facilities to serve the population in the new town.

5.14 Some environmental concern groups and Tung Chung residents, however, strongly criticized the existing poor air quality at Tung Chung and the proposed reclamation at Tung Chung Bay for the remaining development of the new town, suggesting that there should be no further development and population

increase until the poor air quality problem was resolved. Some were of the view that the remaining development in Tung Chung should be geared towards recreation and leisure.

5.15 The planned population of the new town has reduced from 320,000 to 220,000 due to the changing planning circumstances in Lantau. From the planning point of view, proceeding with the remaining development of the new town to achieve an optimum population size is necessary to support the major commercial, community, transport and other facilities for a new town community and to make full use of the infrastructure already in place. There is also a need for sites to meet the housing demand in the longer term. This said, the concern about the poor air quality and the reclamation at Tung Chung Bay is appreciated. In the Feasibility Study for Remaining Development in Tung Chung planned to be commissioned by CEDD, the environmental impact of further new town development will be assessed and addressed. Further infrastructure projects affecting Tung Chung will need to go through the statutory procedures under the EIA Ordinance if they are designated projects. The Guangdong Provincial Government and the HKSAR Government have an agreed plan and mechanism to tackle the regional air pollution problem.

Major Tourism and Recreation Proposals

5.16 Many commenters supported the idea of turning Lantau into a tourism, recreation and leisure centre. The Hong Kong Tourism Board and the tourism sector supported a holistic approach in considering the tourism development potential for Lantau. They agreed that Lantau should help enhance Hong Kong's appeal for family attractions and green tourism and were in support of a greater variety of tourist attractions to strengthen Lantau's appeal.

5.17 The proposed resort facilities in South Lantau had the support of the local community, including the Islands DC, Islands RCs and some local organizations, the Tourism Strategy Group and Hong Kong Institute of Planners. On the other hand, a minority were concerned about the impact on the natural beauty of the South Lantau coast, the possible traffic and environmental impacts, financial viability and possible speculative development for residential use.

5.18 For the resort proposals in Cheung Sha and Tai Long Wan, the general public views were that such development should be subject to sensitive design and the scale should be in keeping with the rustic character of the area. Some

commenters expressed support in particular of the Cheung Sha location. Some suggested alternative resort locations including the existing prison sites, Pui O, Tong Fuk, Shui Hau and Lo Kei Wan. The proposed resort facilities should be low-rise and low-density and compatible with the surrounding rural setting. They would be subject to detailed study to confirm the feasibility and the environmental compatibility if the proposal is to be taken forward. The suitability and feasibility of the alternative locations and types of resorts proposed by the public will be assessed.

5.19 For the proposed leisure and entertainment node in Sunny Bay, the Hong Kong Tourism Board was in favour of clustering complementary tourism facilities around the Hong Kong Disneyland in the North East Lantau Tourism Hub, as proposed in the Concept Plan. Nevertheless, there were concerns about the specific nature of the facilities. Amongst these, some commenters raised objection against an indoor man-made beach. The indoor man-made beach is only an illustration of the possible leisure facilities. If the leisure and entertainment node proposal is to be taken forward, there should be further studies on the theme, nature and scale of the uses as well as the environmental and other aspects.

5.20 There were suggestions for different types of theme parks and recreational uses on the northern shore of Tung Chung, such as movie world, water world, Chinese culture theme park and Universal Studio, etc. There were mixed views on the possible theme park at Tung Chung East. Some were very supportive of the idea, opining that a second international theme park in Tung Chung East would complement the Hong Kong Disneyland and help Lantau become a leisure centre similar to that of Orlando in the U.S.A. Some opined that the theme park development in Lantau should be given priority. However, some commenters queried the commercial viability and the environmental impact of reclaiming land for theme parks. A minority suggested that the Government should instead consider development of the vast fallow land in the New Territories for such uses.

5.21 As tourism is one of Hong Kong's main economic pillars and there are few alternative locations in Hong Kong suitable for large-scale tourism or recreation facilities, the option for longer term development of the area for large-scale tourism or recreation facilities should be kept open having regard to market demand. Detailed feasibility study including environmental assessments would be undertaken for any project to be taken forward.

5.22 For the possible site for recreational uses in Siu Ho Wan, the Hong Kong Automobile Association (HKAA) has submitted a proposal to develop a motor racing circuit. The Government would examine the proposal and consider the way forward.

5.23 The proposed golf course at Tsing Chau Tsai East in Lantau is intended to meet the strong demand from the business visitors and to complement the Hong Kong Disneyland and other tourism uses in the area. The Mechanical and Electrical Golfers Society and some individuals were of the view that there was an unmet demand for golf courses and the proposal would benefit the economy of Hong Kong. On the other hand, there were strong objections from environmental concern groups, some professional institutes and other individuals mainly on the grounds of the steep topography of the Tsing Chau Tsai East site and adverse landscape and environmental impacts. The feasibility of the site will therefore be further examined.

Countryside Recreation Facilities and Nature-based Attractions

5.24 There was strong support for the countryside recreation facilities and nature-based attractions proposed in rural Lantau. The Hong Kong Tourism Board and the tourism sector were of the view that the countryside recreation and green tourism proposals in the Concept Plan would provide alternative visitor experience, complementing the major tourism attractions on Lantau and in the main urban area. The recreation and sports sector saw the potential to enhance the profile of Lantau as an international venue for countryside sports such as triathlon and canoeing. The general public and the local community including the Islands DC and Islands RCs welcomed these facilities to promote countryside recreation and the local economy. The ACE proposed to include an eco-tourism plan in the Concept Plan.

5.25 Amongst the various proposals, cycle tracks, mountain bike trails, high-quality camping sites, eco-tour centre, heritage and eco-trails (subject to sensitive design) had the general public support. Proposals for additional attractions and facilities such as round-the-island mountain bike trails, extension of the cycle tracks and the heritage and eco-trails, alternative locations for the museum and eco-tour centre, and other nature- and heritage-based attractions were received. The additional proposals and the scope for an early implementation of the proposals with community support would be examined.

5.26 There were divided views on the provision for watersports in South Lantau. Whilst some commenters (including the Islands DC, Hong Kong Triathlon Association, Hong Kong Canoe Union, Tourism Strategy Group and local organizations, etc.) welcomed more water recreational outlets for the general public, a minority was concerned about the possible impacts of motorized watersports on the existing tranquil and natural setting. In view of the concerns expressed, the provision for motorized watersports would be reviewed.

5.27 Some comments received did not support the proposed boardwalk at South Lantau for the main reason that the natural coastlines were more preferable than man-made walkways. On the other hand, there were supporters for the proposed boardwalk for better enjoyment of the beach and promoting local tourism. Promenades in the form of boardwalk are adopted in other beachfront or waterfront areas. In view of the divided views received, the proposed boardwalk in South Lantau will be reviewed.

Preservation of Tai O and Facelift of Mui Wo

5.28. Preservation of Tai O Fishing Village and facelift of Mui Wo received full support of the local community and the general public. There was a general consensus for an early implementation of these improvement projects.

5.29 For the proposed facelift of Mui Wo, most commenters considered that it could add more vibrancy to the Mui Wo area, enhance the conservation and eco-tourism in Lantau, and help improve the livelihood of the villagers. Additional attractions and infrastructure improvements were proposed to enhance their recreation and visitor potential and to revitalize the local economy.

5.30 For Tai O, the Recommended Revitalization Strategy for Tai O formulated in 2002 seeks to rejuvenate the fishing village of Tai O, to preserve the cultural heritage and natural attributes, as well as to enhance its visitor appeal and local employment base. The Tai O community criticized the delay in taking forward the previous proposals for revitalizing Tai O. Additional attractions and infrastructure improvements were proposed.

5.31 The scope of works to bring about a facelift and improvement of these two traditional settlements will be examined and the possibility of an early implementation will be further explored.

Suggestions of Other Development Proposals

5.32 A number of development proposals or ideas covering a wide spectrum of themes and scales have been raised by the public. The majority were pertaining to tourism and recreational uses, while some covered community, education, residential and industrial uses. A list of these proposals or ideas is in **Annex 3** and the details are in **Annex 4**.

5.33 For the North Lantau coastal area, the majority of the proposals or ideas raised were generally consistent in nature relating to tourism and leisure uses. These included theme parks, museums, retail and dining facilities, stadiums, sports village, casino and cruise terminal, etc. For South Lantau, the proposals or ideas raised were more diversified. Some were made to harness the rural character and attraction of South Lantau (e.g. nature-based attractions like Ark-eden, eco-tour and education centres, heritage-based attractions like heritage trails and upgrading the heritage sites for tourism use, and sports facilities like venue for international triathlon and watersports centres, etc.). Some proposed to exploit its fuller development potential (e.g. large-scale tourism nodes like casino, golf courses, marina, hot spring city, artificial resort island, a sporty and trendy town, etc.). There were also proposals to develop the outlying islands, including Soko Islands, Peng Chau and Cheung Chau, for tourism and recreational uses to complement Lantau.

5.34 A preliminary assessment of the development proposals or ideas has been conducted to examine if they are appropriate to be further considered in the Concept Plan (see Section G of **Annex 4** for details). The major considerations are compatibility with the planning intentions and the environment of Lantau, relevant Government policies, technical feasibility, committed use, land availability, road access and infrastructure, and alternative location(s) in the territory, etc.

5.35 Some of the proposals or ideas, including casino, cruise terminal, stadium, racecourse, central government offices, a second New Town in Mui Wo, a satellite city and major tourism uses involving reclamation along the natural coastline, creation of artificial islands or development in landscape and ecologically sensitive areas are considered not appropriate to be taken forward in the Concept Plan. Casinos or casino type of entertainment centres are considered not in line with the Government's longstanding gambling policy to restrict gambling opportunities to a limited number of controlled authorized gambling outlets to discourage gambling. Using gambling to develop tourism or stimulate economic growth is not in line with

the objective. Others are precluded mainly in the light of technical feasibility and better alternative locations in the territory. Proposals or ideas considered possible, such as various types of entertainment and recreational uses, museums, entertainment centres, retail and dining facilities, hiking/heritage/eco-trails, eco-tour centres and local improvement projects, etc. will be assessed further in the overall context of the Concept Plan.

Commitment to Conservation

5.36 There is a unanimous support of the nature conservation initiatives of the Concept Plan. Nevertheless, there were strong criticisms, including those from the Country and Marine Parks Board and the ACE, on the lack of clear commitment to implement the proposed Lantau North (Extension) Country Park and South West Lantau Marine Park, the lack of concrete proposals for conserving other important sites, as well as the omission of the proposed marine park around Soko Islands. The Government will consider the appropriate implementation timetable for the designation proposals of Lantau North (Extension) Country Park and South West Lantau Marine Park.

5.37 The environmental concern groups urged for a “conservation-first” approach for planning the future development of Lantau and a comprehensive conservation plan with concrete implementation measures. They repeated their requests for the Government to adopt their “Conservation Strategy for Lantau 1998”. Conservation is a priority consideration in preparing the Concept Plan and a balanced planning approach has been adopted. The “Conservation Strategy for Lantau 1998” has been taken into account in formulating the Concept Plan. Most of the areas in South Lantau, Tai Ho, Tai O and Ngong Ping identified as having high ecological values have been designated as Sites of Special Scientific Interest or Conservation Area on relevant statutory town plans or reserved for conservation purpose on departmental town plans. Tai Ho Stream and the adjacent Valley have been designated as a priority site for enhanced conservation under the New Nature Conservation Policy.

5.38 Some other commenters suggested that the conservation proposals should have covered heritage and landscape conservation as well. On this suggestion, heritage and landscape conservation would be further elaborated in the conservation proposals.

Internal Transport and New Transport Proposals

5.39 The locals considered the existing internal transport in Lantau inadequate to meet existing demand and demand arising from the future development. The concerns were shared by the DAB, the Liberal Party and the tourism sector. The locals raised strong requests to improve accessibility within Lantau. The proposals included improvements to Tai O Road, South Lantau Road and Keung Shan Road, a circular road round Lantau, an additional North-South Link, and connection of the HZMB to villages along the North West Lantau coast. The Government is doing a lot of works to improve the existing internal transport in Lantau. The improvement of Tung Chung Road will be completed by mid-2007. By then, traffic between Tai O and Tung Chung will be improved substantially. The Government will also carry out improvement works on Keung Shan Road and South Lantau Road to increase the road capacity in the area. Alternative route options (including tunnel) for a Lantau North-South road link had been examined in 2000 and found not feasible because of high cost and severe environmental impacts. A coastal road link from Tung Chung to Tai O was considered unjustified from traffic demand and the environmental perspectives. With the completion of the improvement of Tung Chung Road and local road works in South Lantau, the capacity of road link between north and south Lantau will be enhanced to cope with the traffic needs. As such, it is considered that there is no imminent need to provide further links. For the HZMB, it is a strategic and regional transport infrastructure. It is intended to serve cross-boundary traffic and is not designed to serve local villages. With a design speed of 100km per hour, merging and diverging along the route and the number of interchanges should be kept to a minimum to ensure its efficient operation.

5.40 There were polarized views on the traffic restrictions in South Lantau. While some locals pressed for a complete or partial relaxation of the traffic restrictions, the environmental concern groups, some professional institutes and some individuals considered that the existing traffic restrictions should not be relaxed or totally relaxed in order to maintain the rural character of South Lantau. The Government will review the current traffic restrictions with due consideration to the improved road capacity and other relevant factors.

5.41 Strong requests were raised for improvements to public transport as well as waterborne transport in order to enhance the accessibility and visitor potential while preserving the rustic character of rural Lantau. The proposals include hopping facilities along the South Lantau coast and inter-islands ferry services

between South Lantau, Peng Chau and Cheung Chau. The Government will review the improvement of public transport having regard to the future scale and type of development and the traffic demand. The operation of waterborne transport services in the form of tour service, if warranted, could be considered, but licensed ferry service on a regular basis may not be financially viable.

Sustainability Assessment

5.42 A preliminary sustainability assessment of the Concept Plan and the development themes had been conducted using the CASET model. As the proposals are conceptual at this stage with no concrete development details, the assessment was basically qualitative in nature.

5.43 The assessment shows that the proposals should contribute positively to the economic development of Hong Kong, creating more employment, investment and local business opportunities, and providing more outlets for leisure and recreation. With due emphasis given to the protection of natural habitats, the rich bio-diversity in Hong Kong will be maintained. The preliminary sustainability assessment also acknowledges that we should not lose sight of potential sustainability issues like environmental impacts, the capacity of transport infrastructure, proposed reclamations, possible development pressure on South Lantau, social impacts on the local community as well as the overall cumulative impact arising from all development projects under planning in Lantau. Further sustainability assessments will be conducted when Government draws up the concrete details of the Concept Plan and undertakes further feasibility studies on the development projects selected for implementation.

5.44 Some people while commenting on the sustainability aspects of the Concept Plan opined that there was a lack of details for demonstrating the sustainability of the proposed development and that such details should be available to the public. Copy of the preliminary sustainable assessment with more details on the analysis have been and will be made available on request.

Status of CT10 and LNG Terminal

5.45 Many objections to the Northwest Lantau option for CT10 were received in the consultation on the Concept Plan on the grounds of adverse ecological and environmental impacts and land use incompatibility in the area. No decision has been made on the location of CT10 at this stage. The Study on Hong Kong

Port-Master Plan 2020 (HKP 2020 Study) has identified two possible locations for the development of CT10, namely Northwest Lantau and Southwest Tsing Yi. Both sites have their pros and cons. As recommended in the HKP 2020 Study, an ecology study will be conducted on the Northwest Lantau site to further assess its environmental suitability for constructing CT10. In parallel, the Port Cargo Forecast will be updated to work out the optimal timing for constructing CT10. The port expansion options will be reviewed when more data is available. When a preferred site is identified, a detailed EIA required under the EIA Ordinance to determine the environmental acceptability of the project and a feasibility study will be conducted to fulfill the various requirements. The public and relevant advisory bodies will be fully consulted on the proposed plan then.

5.46 Grave concerns and speculation were raised on a LNG terminal proposed by CLP Power/CAPCO at Soko Islands. It was considered to be apparently in conflict with the marine park proposed by the Government. Many commenters have enquired about the position of the marine park proposal.

5.47 We understand that CLP Power/CAPCO have on their own initiative started a search for a site for a proposed LNG terminal and initiated an environmental and risk assessment as part of the site search. Soko Islands and Black Point are their two preferred sites. Since the proposed LNG terminal is a designated project under the EIA Ordinance, the CLP Power/CAPCO are required to conduct an EIA study to investigate the environmental impacts of the project. In June 2005, the Environmental Protection Department issued an EIA Study Brief under the EIA Ordinance for the CLP Power/CAPCO to commission an EIA for the proposed LNG terminal for both sites. To date, CLP Power/CAPCO have yet to make a formal submission to the Economic Development and Labour Bureau for a LNG terminal in Hong Kong. The land use compatibility, environmental feasibility and other issues are yet to be resolved.

5.48 For Soko Islands and the surrounding waters, apart from being a potential site for designation as a marine park, there are other competing uses as mentioned above.

Implementation Arrangements

5.49 In the pre-consultation briefing to the LegCo PLW Panel, some Panel Members urged for a commitment to and timely implementation of the proposals in the Concept Plan to fully capitalize on the economic benefits of the economic

infrastructure and tourism projects. Some commenters, considering that Lantau was important for the future economic development of Hong Kong, echoed the same view. Some others urged for an early implementation of the conservation proposals. Requests were raised from the local community for an early implementation of proposals for the facelift of Mui Wo and preservation of Tai O to improve the local economy. These views will be taken into account in considering the implementation of the Concept Plan including the priority, programme and the related resource implications.

Public Engagement on the Concept Plan

5.50 Whilst some welcomed conducting the public consultation in the early conceptual stage, some, in particular the environmental concern groups, criticized the preparation of the Concept Plan by the Task Force as lacking transparency and public participation. The Liberal Party, the Frontier and some environmental groups requested for more information on the proposals and other possible projects to facilitate informed discussion. In general, there was an aspiration for more engagement.

5.51 In preparing the Concept Plan and the proposals, references have been made to a number of strategic studies relevant for Lantau, inter alia, the HK 2030 Study, the SWNT RDS and the Northwest New Territories Traffic and Infrastructure Review. Many of the proposals have arisen from relevant studies for Lantau. These include the Comprehensive Feasibility Study for Remaining Development in Tung Chung and Tai Ho, Competitive Strategy and Master Plan for Hong Kong as the Preferred International and Regional Transportation and Logistics Hub Bridging Study, Scoping Study for Lantau Logistics Park, the Northshore Lantau Development Feasibility Study, South Lantau and Mui Wo Development Feasibility Study, and Study on Revitalization of Tai O, etc. Some of them have been subject to public consultation. The Consultation Digest has set out the salient background information and planning considerations.

5.52 To facilitate more informed discussion by members of the public, it is necessary for the Task Force to undertake some initial analysis and formulate certain propositions on the future development of Lantau before releasing the Concept Plan for public consultation. The consultation exercise aims to engage the public at the conceptual stage of planning and widely canvass public views on the Concept Plan. It was the first step in the public engagement process. The conceptual proposals would be reviewed and revised, where appropriate, in the

light of public feedback. A revised Concept Plan will be prepared. There would be further public engagement before the finalization of the Concept Plan. Besides, proposals to be taken forward will be subject to further detailed studies to confirm their feasibility before implementation and the public will be engaged in the process. The Government will continue to listen to the views of the community.

6. Way Forward

6.1 The consultation report has consolidated the public comments and key issues identified during the consultation and set out the initial Government responses.

6.2 Some of the Concept Plan proposals will be reviewed in the light of the public comments and the proposals and ideas submitted by the public will be further examined. The Task Force will review and revise the Concept Plan taking into account the public comments, the assessments of the proposals received from the public, and the further assessments for the revised Concept Plan including a revised sustainability assessment. The revised Concept Plan will be put out for public engagement next year.

6.3 The HZMB is already a planned project in Lantau and the LLP a proposal with high priority in the Concept Plan, as highlighted in the Consultation Digest. In view of the importance of the economic infrastructure, the technical studies for these projects and other relevant work being undertaken by relevant bureaux and departments would proceed in parallel with the preparation of the revised Concept Plan. These projects will comply with all relevant statutory requirements, and the public will be consulted in accordance with these requirements.

6.4 There is general public support on the local improvement proposals for Mui Wo and Tai O as well as the countryside recreation facilities and nature-based attractions proposed in rural Lantau. Additional facilities and attractions have been proposed. The new proposals will be examined. Due consideration would be given to how to bring forward the facelift and local improvement projects.

6.5 There is general support on the planning intention to preserve the rural character in South Lantau. Recreation and tourism proposals of a diversity of themes and scales are received. The proposals received for South Lantau and

Concept Plan for Lantau

other parts of Lantau will need to be examined further in the overall context of the planning principles for the Concept Plan.

6.6 We appreciate the many constructive and valuable public views, comments and suggestions received in this consultation. We will continue to map out the future development of Lantau jointly with the community.

Lantau Development Task Force
November 2005



Chairman of Lantau Development Task Force visited Lantau on 27 Nov 2004



Public Consultation Forum on 18 Dec 2004



Consultation Forum for Local Community on 8 Jan 2005

Concept Plan for Lantau



Consultation with Statutory, Advisory and Local Bodies



Consultation with Other Stakeholders



Consultation Materials and Designated Website



Mui Wo

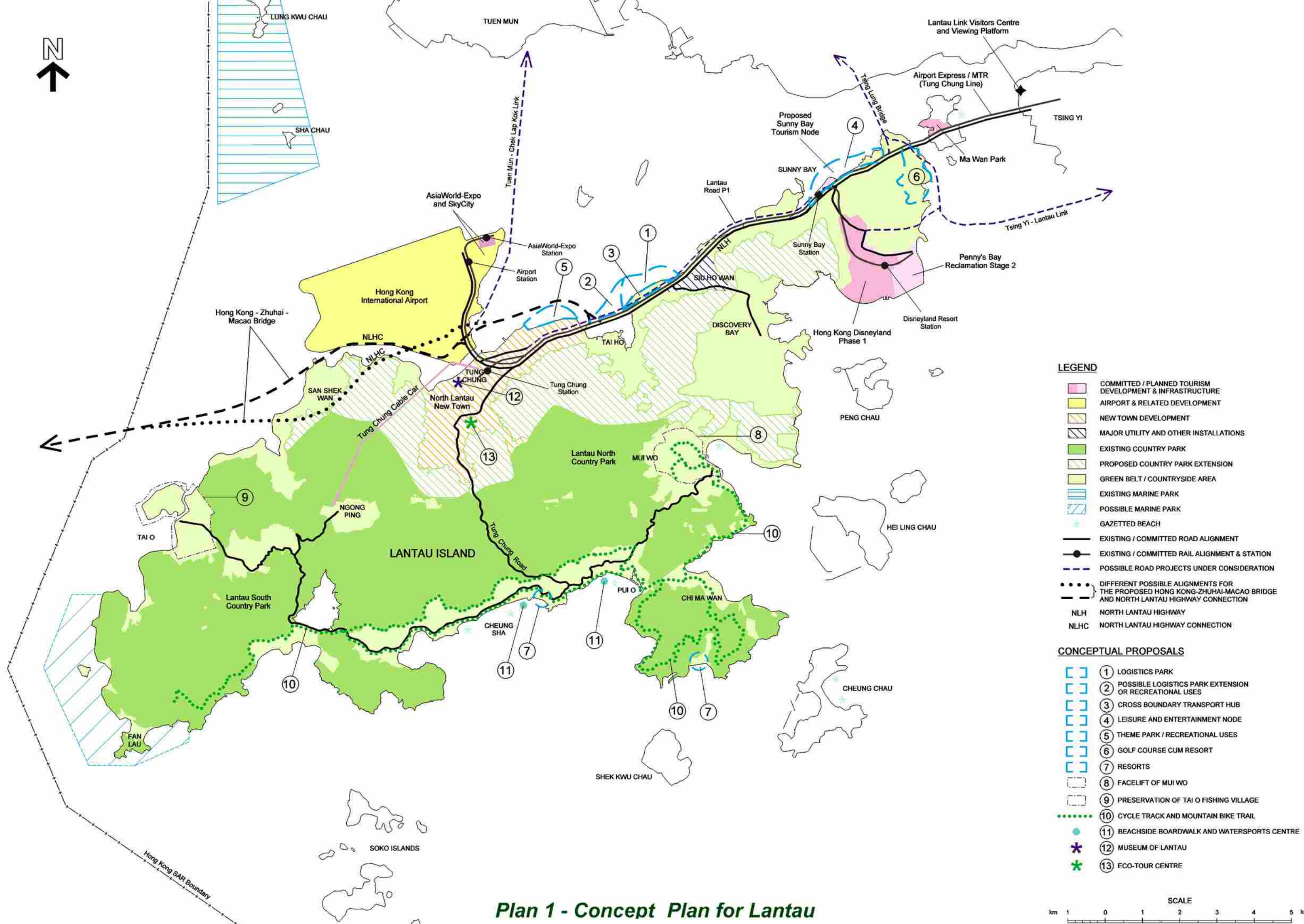


Tai O



Tung Chung

Consultation with Local Communities



LEGEND

- COMMITTED / PLANNED TOURISM DEVELOPMENT & INFRASTRUCTURE
- AIRPORT & RELATED DEVELOPMENT
- NEW TOWN DEVELOPMENT
- MAJOR UTILITY AND OTHER INSTALLATIONS
- EXISTING COUNTRY PARK
- PROPOSED COUNTRY PARK EXTENSION
- GREEN BELT / COUNTRYSIDE AREA
- EXISTING MARINE PARK
- POSSIBLE MARINE PARK
- GAZETTED BEACH
- EXISTING / COMMITTED ROAD ALIGNMENT
- EXISTING / COMMITTED RAIL ALIGNMENT & STATION
- POSSIBLE ROAD PROJECTS UNDER CONSIDERATION
- DIFFERENT POSSIBLE ALIGNMENTS FOR THE PROPOSED HONG KONG-ZHUHAI-MACAO BRIDGE AND NORTH LANTAU HIGHWAY CONNECTION
- NLH NORTH LANTAU HIGHWAY
- NLHC NORTH LANTAU HIGHWAY CONNECTION

CONCEPTUAL PROPOSALS

- ① LOGISTICS PARK
- ② POSSIBLE LOGISTICS PARK EXTENSION OR RECREATIONAL USES
- ③ CROSS BOUNDARY TRANSPORT HUB
- ④ LEISURE AND ENTERTAINMENT NODE
- ⑤ THEME PARK / RECREATIONAL USES
- ⑥ GOLF COURSE CUM RESORT
- ⑦ RESORTS
- ⑧ FACELIFT OF MUI WO
- ⑨ PRESERVATION OF TAI O FISHING VILLAGE
- ⑩ CYCLE TRACK AND MOUNTAIN BIKE TRAIL
- ⑪ BEACHSIDE BOARDWALK AND WATERSPORTS CENTRE
- ⑫ MUSEUM OF LANTAU
- ⑬ ECO-TOUR CENTRE

Plan 1 - Concept Plan for Lantau





Annex 1
List of Consultative Sessions

Consultative Sessions	Abbreviation	Date
Organised by Lantau Development Task Force		
1. Legislative Council – Panel on Planning, Lands and Works	LegCo	26.10.04
2. Islands District Council	IDC	06.12.04
3. Tourism Strategy Group	TSG	09.12.04
4. Environmental Concern Groups	ECG	10.12.04
5. Professional Institutes	ProIns	11.12.04
6. Antiquities Advisory Board	AAB	13.12.04
7. Public Consultation Forum	PCF	18.12.04
8. Islands Area Committees and Rural Committees	ACRC	04.01.05
9. Town Planning Board	TPB	07.01.05
10. Forum for Local Community	LCF	08.01.05
11. Advisory Council on the Environment	ACE	17.01.05
12. Leisure, Recreation and Sports Sector	LRS	19.01.05
13. Hong Kong Tourism Board	HKTB	20.01.05
14. Heung Yee Kuk New Territories	HYK	24.01.05
15. Planning Sub-committee of Land and Building Advisory Committee	LBAC/PSC	24.01.05
16. Country and Marine Parks Board	CMPB	25.01.05
17. Tsuen Wan District Council	TWDC	25.01.05
18. Tourism Sector	TourS	02.02.05
19. Land and Building Advisory Committee	LBAC	17.02.05
20. Hong Kong Logistics Development Council	HKLDC	18.02.05
21. Council for Sustainable Development	C for SD	21.02.05
22. Transport Advisory Committee	TAC	21.02.05

Consultative Sessions	Abbreviation	Date
Attended Upon Request		
23. Seminar on Concept Plan for Lantau (Organised by Islands Branch Office, Democratic Alliance for Betterment of Hong Kong)	TC	06.12.04
24. Consultation Forum on Concept Plan for Lantau for Tai O Residents (Organised by Tai O Rural Committee)	TORC	20.01.05
25. Presentation on Concept Plan for Lantau (Organised by The Real Estate Developers Association of Hong Kong)	REDA	21.01.05
26. Open Forum on Concept Plan for Lantau for Residents in Four Private Residential Developments in Tung Chung (Organised by MTR Corporation Limited)	TCPRD	29.01.05
27. Lantau Concept Plan and Public Consultation for Mui Wo Residents (Organised by Mui Wo Rural Committee)	MWRC	01.02.05
28. Public Briefing on the Concept Plan for Lantau to Discovery Bay Residents (Organised by Discovery Bay City Owners Committee)	DB	05.02.05
29. Roundtable Luncheon: Development and Conservation of Lantau (Organised by the Hong Kong General Chamber of Commerce)	HKGCC	24.02.05
30. Is the Newly Proposed Development in Lantau Sustainable? – Review on the “Concept Plan for Lantau” (Organised by the Conservancy Association)	CA	26.02.05
31. Symposium on Sustainable Development of Lantau (Organised by the Lantau Sustainable Development Task Force)	LSDTF	27.02.05

Total Number of Consultative Sessions Organised / Attended: 31



Annex 2
List of Written Submissions

No	Organisation / Name
1	Four Rural Committees of Lantau - LAW Kam-fai (Chairman of Tung Chung Rural Committee) LEE Chi-fung (Chairman of Tai O Rural Committee) NG Kum-chuen (Chairman of South Lantau Rural Committee) WONG Chau-fuk (Chairman of Mui Wo Rural Committee)
2	Hong Kong Islands District Association - AU Wing-hei* (President*) LUI Lit* (Secretary*) Chau Chuen-heung (Contact Person*)
3	Green Power
4	POON Kam*
5	Undisclosed
6	Eddie YOUNG
7	Undisclosed
8	Anna TANG
9	Joseph Sanchez UY
10	Undisclosed
11	Nigel EASTERBROOK
12	Cecilie Gamst BERG
13	Celia CHOW
14	Gordon ANDREASSEND
15	Undisclosed
16	Undisclosed
17	Undisclosed
18	Supporter*
19	Miss Heung*
20	Undisclosed
21	Eric POON
22	M C Tang
23	Undisclosed

No	Organisation / Name
24	Johnny WONG
25	Hon Martin LEE Chu-ming & Hon LEE Wing-tat (The Democratic Party)
26	TSE Man-wing*
27	Living Islands Movement - R E J BUNKER (Chairman)
28	Robert IVANOFF
29	Secondary School Student*
30	CHEUNG Chun-wah*
31	LEUNG Man-Bun*
32	WU Chui-tsuen*
33	Undisclosed
34	Mr. HO*
35	Clear The Air
36	Undisclosed
37	LAW Kam-hung (Southern District Council Member)
38	Gloria CHAN
39	Undisclosed
40	LEE Chung-shan* & NGAN Kai-chung*
41	LEUNG Sang*
42	Living Islands Movement
43	Undisclosed
44	TAM Ka-ki*
45	WONG Cho-kwong (Resident Representative of Sham Shek Tsuen, Tai O)
46	WONG Fuk-kan (Islands District Council Member & Mui Wo Rural Committee Executive Member)
47	Roger HOUGHTON

No	Organisation / Name
48	Charles FREW
49	Cecilie Gamst BERG
50	K F WONG
51	Susan M L WONG
52	LUI Chi-man* & HO Kwok-on*
53	CHAN Choi-fung*
54	Undisclosed
55	Undisclosed
56	CHIU Cho-keung
57	Alex NEWBIGGING
58	SHUM Man-lung
59	Undisclosed
60	John STRICKLAND
61	William
62	Benjamin FUNG
63	S Y
64	Raymond CHAN
65	Green Lantau Association
66	CHAN Wah-yu
67	Professor LEE Kam-hon
68	William TAM & Michael CHIANG (Planning & Lands Committee, HK Institute of Architects)
69	Eric SPAIN (Living Islands Movement)
70	Mr. FONG*
71	Tai O Hip Ching Association* - LIU Kin-sang* (Chairman*)
72	Someone who Likes Tung Chung Bay *
73	Citybus Limited

No	Organisation / Name
74	CHEUNG Kam-leung
75	Raymond IP Wai-man
76	Dr Thomas JEFFERSON
77	Nobel CHENG
78	Mr. TSUI*
79	Hong Kong Paragliding Association
80	Michael
81	Henrietta LEUNG
82	William SUEN Kai-yuen* (Founder of Wildlife Conservation Foundation)
83	SHUM Tai-on*
84	Mike
85	Eom
86	Dr Glenn FROMMER
87	Lantau Buffalo Association
88	LEE Hak-yin*
89	Undisclosed
90	Lantau Post - HO Loy (Publish, Director)
91	Bicycle Lover
92	Ricky CHEUNG
93	Michael MADDESS
94	Charles FREW
95	Joseph CHOW
96	H C LEUNG
97	Clarence CHOU
98	Michael MADDESS
99	YAN Ka-hung*
100	HO Kwan-chung* & MA Pui-tak*

No	Organisation / Name
101	Undisclosed
102	Undisclosed
103	KAM Kin-pong
104	Wendy TSE
105	The Association of International Accountants, Hong Kong Branch
106	Undisclosed
107	Adrienne NG
108	Undisclosed
109	KWOK Siu-yan*
110	Hong Kong Fishermen's Association - CHEUNG Chi-wing (Chief Officer for Tai O*)
111	LO Wai-lee*
112	Undisclosed
113	Paul BUT
114	Eric CHAN
115	Ben CHUANG Kwok-chun
116	CHEUNG Chung-tai (Indigenous Inhabitant Representative of Tai Ho Tsuen)
117	LAU Ching-kan
118	Dr Martin WILLIAMS
119	Arthur PONG
120	Undisclosed
121	Someone who likes Tung Chung Bay*
122	Lantau Islands Residents' Association - KWOK Ping* (Chief Executive Officer*)
123	Cecilie Gamst BERG
124	Teresa CHAN
125	LAI Biao

No	Organisation / Name
126	LAM Chui-kok
127	Hong Kong Triathlon Association
128	Cecilie Gamst BERG
129	Peggy CHAN
130	Oliver WIN
131	LAM Shun-fat*
132	Living Islands Movement
133	Stanley
134	Chau Chau*
135	E.D.C.N.D. OLIVEIRA
136	Undisclosed
137	Hong Kong Gambling Watch
138	A Hong Kong Citizen*
139	Living Islands Movement - R E J BUNKER (Chairman)
140	Business and Professionals Federation of Hong Kong
141	Undisclosed
142	Dickson CHONG
143	Hong Kong Fishermen's Association - PANG Wah-kan (Chairman) Tai O Fishermen (Coastal Fishery) Association - CHEUNG Chi-wing (President) Cheung Chau Tai O Shrimp Boat Sports Association - WONG Yung-kan (Vice-Chairman)
144	A Mui Wo Resident*
145	SHEK Ah-long*
146	A group of Senior Members of Pok Oi Hospital Chan Shi Sau Memorial Social Service Centre (13 Signatures)
147	KWOK Ching-man*, HO Chu-ming* & CHOW Ho*

No	Organisation / Name
148	A Citizen*
149	Eom
150	Michael MADDESS
151	Undisclosed
152	Undisclosed
153	Nicholas BOTELHO
154	Winnie WONG
155	CHAN Chi-wai*
156	Gail CROFT
157	Jennifer LI
158	CHAN Bing-yoong (Resident Representative of Ha Ling Pei Tsuen)
159	Michael PRATT
160	H LEE (on behalf of a group of Tung Chung Residents*)
161	Undisclosed
162	Alan McCORMACK (C)
163	Undisclosed
164	HO Yan-wai
165	Ricky HO
166	Dr Martin WILLIAMS
167	Dr C Y TANG
168	Dr C Y TANG
169	Mechanical & Electrical Golfers Society
170	Joanne NG
171	CHEUNG Chung-tai (Indigenous Inhabitant Representative of Tai Ho Tsuen)
172	Mr. CHOW*

No	Organisation / Name
173	Tai O Rural Committee - LEE Chi-fung (Chairman) LOU Cheuk-wing (Vice-Chairman) SIK Chi-wai (Vice-Chairman)
174	Peter LLOYD (A)
175	Alasdair NICHOLLS (A)
176	Jennifer MURRAY (A)
177	Zein (A)
178	Clear The Air
179	Tai O Residents Association - NG Cheuk-wing (Chairman*) LOU Cheuk-wing (Vice-Chairman*)
180	Bill BYRNE (A)
181	Nicholas & Dania PEGNA (A)
182	Marcus TANCOCK
183	LEE Chi-fung (Chairman of Tai O Rural Committee) NG Kum-chuen (Chairman of South Lantao Rural Committee) WONG Chau-fuk (Chairman of Mui Wo Rural Committee)
184	B TO
185	Karim AZAR (B)
186	Swire Properties Limited
187	Kai Shing Management Services Limited
188	Barbara THOLE (A)
189 [#]	Submission withdrawn on 19.2.05
190	Janet LAW
191	Martin WILLIAMS
192	Dr Stephen S M WONG
193	Hong Kong Dolphinwatch Ltd.
194	Chung-tau*
195	SHUM Tai-on*

No	Organisation / Name
196	Undisclosed
197	S P TAN
198	Dean LANGLEY
199	Ryan CHU
200	The Church of Christ in China, Mui Wo Church
201	The Owners' Committee of Grand Pacific Heights/Views & Residents
202	D J LATTER
203	Daniel CHAN
204	Stephanie LIU Ngar-ling
205	Professor CHAN King-ming
206	Stephanie LIU Ngar-ling
207	Undisclosed
208	Samuel CHAN
209	Friends of Tai Long Wan
210	Mr. TSANG
211	Didier MOLL (B)
212	Didier MOLL (A)
213	Tom WOODROW
214	Ian NOBLE (B)
215	Colleen THANE
216	Dickson WONG (A)
217	CHEUNG Wai-on (B)
218	Jonathan LEUNG (B)
219	Rity CHENG (B)
220	Shan CHANG (B)
221	CHAN Kam-wai (B)
222	Marine CARPUAT (B)

No	Organisation / Name
223	CHU Hon Keung (B)
224	Raymond KE (B)
225	Tania WILLIS
226	LO Shing-kai
227	Hong Kong Discovery - Dickson Wong (Editor-in-Chief)
228	Edward NICOL
229	Shan CHANG (A)
230	Hong Kong Institute of Planners
231	HO Tin-shung (Resident Representative of Tai Ho Tsuen)
232	WONG Man-kwong*
233	SHUM Wing-cheung*
234	CHENG Siu-kei*
235	Serge BERTHIER
236	Joy OTTWAY (A)
237	NG Kwai-wah* (Representative of Against Route 10 Concern Group*)
238	Micheline STOCKTON (B)
239	WONG Ka-chi (A)
240	SUEN Cheuk-fung (B)
241	Ada (B)
242	Keith RUSSELL
243	Janet WALKER (B)
244	Victoria YEN (A)
245	Eddy (B)
246	KAN Kin-yuen
247	Derek CHAN (B)
248	Green Student Council

No	Organisation / Name
249	Anneleise SMILLIE (B)
250	Catherine CORONEOS
251	Felix WONG (B)
252	Veronica GALBRAITH (A)
253	Janet WALKER (A)
254	MAK Bik-shan*
255	MAK Bik-man*
256	TSANG Hoi-kee*
257	Mui Wo Rural Committee
258	Discovery Bay City Owners Committee
259	Mr. LAI*
260	Hong Kong Great Nature Union (B)
261	Joe SHIU Kwai-king (B)
262	HO Tak-ching
263	Nick SHAW
264	S M CHUNG (B)
265	Stephen CHIU (B)
266	Klare NG
267	Fr. Anthony CHANG (B)
268	Association of Tai O Environment and Development - HO Pui-han (Chairperson)
269	David COLES (B)
270	Fr. Anthony CHANG
271	YUNG Hsiang-chuang (B)
272	LAM Hung-wai (B)
273	Undisclosed
274	Green Lantau Association
275	Peter BARRY & Ling BARRY

No	Organisation / Name
276	Michael (B)
277	FONG Chi-hong (B)
278	YAU Chi-wing (B)
279	LAM Biu-fat
280	Stephanie LIU Ngar-ling
281	Mark CHAN
282	Earthcare
283	WONG Bun-nam*
284	IU Tat-kwong (B)
285	YAU Wai-sun (Resident Representative of Cheung Sha Lower Village)
286 [#]	Submission withdrawn
287	Martin CROOK (C)
288	Ivine TSANG (B)
289	Bai RUIGE
290	Patrick FUNG (B)
291	CHAN Hing-ming (B)
292	Dominique FUNG (B)
293	Victor LEE (A)
294	Jimmy RAN
295	TSANG Lun-kong
296	Jenny TSANG Yuen-lam
297	MONG Yin-wan
298	Association of Engineering Professionals in Society Ltd.
299	The Real Estate Developers Association of Hong Kong
300	LEE Ching-yi*
301	CHAN Wan-fai*

No	Organisation / Name
302	WONG Wai-king*
303	CHEUNG Cheung-ying*
304	WU Lap-fu*
305	Hong Kong Housing Society
306	Hon Albert CHAN Wai-yip
307	Hong Kong Policy Research Institute Ltd.
308	NG Wing-choi*
309	Peggy CHAN
310	Jacky ANDREWS (A)
311	Gary LAI (B)
312	Bart WROBEL (C)
313	Chris CHEUNG (B)
314	Environmental Protection Committee, Lee Hysan Hall Student's Association, Student Union, The University of Hong Kong
315	John EDWARDS (C)
316	Bob (A)
317	Tania WILLIS
318	The Conservancy Association
319	Erick Yung (B)
320	Undisclosed
321	Hong Kong Islands District Association - Hon LAM Wai-keung (President*) LUI Lit (Chairman*) Chau Chuen-heung (Contact Person*)
322	Lantau Island Association of Societies - LEE Chi-fung (Chairman*) Chau Chuen-heung (Secretary*)
323	Martin MUNZ (B)
324	Martin MUNZ (A)
325	Carmen LAM (B)

No	Organisation / Name
326	Undisclosed (C)
327	Undisclosed (C)
328	Ms. LAM (B)
329	Silvermine Beach Hotel
330	A Tung Chung Resident*
331 (a)	Joint Office of 5 Sham Shui Po District Council Members & Hong Kong Ching Fai Association Ltd. - CHAN Tung, CHAN Yan-chong, KWOK Chun-wah, LI Hon-hung & CHAN Keng-chau
332	LEUNG Kui-wing
333	Hong Kong Astronomical Society
334	WONG Fuk-kan (Islands District Council Member & Mui Wo Rural Committee Executive Member)
335	May PONG (B)
336	Undisclosed
337	Dr Martin WILLIAMS
338	Carmen LAM (A)
339	Philip BLADEN (C)
340	Aris CHAN (B)
341	Hong Kong Paragliding Association
342	Paul ASTON
343	Peggy (B)
344	SIU Chi-ying*
345	SO Ming-tat (B)
346	SO Tat-fai
347	Undisclosed
348	Larry FEIGN
349	Dr Jason R ALI

No	Organisation / Name
350	Julian T H KWONG
351	TSUI Chi-kin
352	Dr Martin WILLIAMS
353	Raymond CHAN
354	Undisclosed (C)
355	Mientje TOREY
356	SO Chi-ming
357	Doug WOODRING
358	Cathy TSANG-FEIGN
359	LEUNG Tai-wai
360	South Lantau Liaison Group - Esta Overmars (Chairwoman)
361	anitandickson
362	Undisclosed
363	Yvonne LI (A)
364	Tai O Residents' Concern Group on Concept Plan for Lantau* - CHAN Chi-hung
365	Lantau Area Committee
366	Humanist Association of Hong Kong
367	CHEUNG Man-kuen*
368	Mr. SO*
369	Amy YUNG Wing-sheung (Islands District Council Member)
370	Green Peng Chau Association (B)
371	Keep Lantau Beautiful (online petition with 67 signatures as at 28.2.05)
372	Save Our Shorelines
373	Undisclosed
374	Johanna

No	Organisation / Name
375	Undisclosed
376	Kevin MANUEL
377	Tai O Residents' Concern Group for Concept Plan for Lantau* - KWOK Ka-wan* & WONG Wai-king*
378	Living Islands Movement
379	TSE Sai-kit*
380	Tai O Residents' Rights Concern Group CHAN Sui-ming*
381	Heung Yee Kuk New Territories - Hon LAU Wong-fat (Chairman) Hon LAM Wai-keung (Vice-Chairman) Hon CHEUNG Hok-ming (Vice-Chairman)
382	Jo CLARK
383	Business Environment Council Limited
384	P F LIH et al.
385	Friends of the Earth HK
386	Lantau Island Residents' Association - CHU Cheung-hei* (Chairman*)
387	Li Fook-chu & Li Fook-tang
388	Nigel HUCKSTEP
389	CHAN Ching*
390	LEE Tsui-king*
391	Undisclosed
392	TAI Yuen-ling*
393	Sam CHOW
394	Jenny QUINTON
395	Kam HO
396	The Master of Art in Transport Policy and Planning Alumni (MATPPA), The University of Hong Kong
397	Clive KIRSTEN

No	Organisation / Name
398	Stephen LAM (B)
399	Gavin COATES
400	Robin PEARD
401	Mrs. TSUI
402	Terry RIDGLEY (A)
403 [#]	Submission withdrawn
404	Hong Kong Resort Company Limited
405	Vision Planning Consultants Ltd. on behalf of Authian Estates Ltd.
406	J GREEN
407	Kevin KAN
408	Benjamin Oscar Peirson SMITH
409	Jeanie FUNG
410	Hazel CHAN
411	Leslie WINK
412	Cyrus CHENG
413	Avijit MINOCHA
414	Lexine MackENZIE
415	Eunice MA
416	Kriti GUPTA
417	Lusanda TANG
418	Lavinia SMITH
419	Lachlan NEILL
420	Michael GALVEZ
421	Ayisha HAMEED
422	Samantha WONG
423	Raphael GALVEZ
424	Kara LU

No	Organisation / Name
425	Kevin LAU
426	Nathan BRADLEY
427	Undisclosed
428	A Group of Teachers from Tung Chung (50 signatures)
429	Democratic Alliance for Betterment of Hong Kong, Islands Branch Office - CHAU Chuen-heung (Chairman) LO Kwong-shing (Executive Member)
430	Democratic Alliance for Betterment of Hong Kong
431	Terri LAM
432	CHAN Siu-lun*
433	CHUI Pui-man (Islands District Council Member 2000-2003)
434	LEE Yin-ling*
435	HO Wai-yip*
436	LEUNG Siu-tong (Islands District Council Member)
437	A Group of Residents from Yat Tung Estate (183 signatures)
438	WONG Chi-keung*
439	Brahms Ltd.
440	Green Power
441	CLP Power Hong Kong Limited
442	Hong Kong Democratic Foundation
443	Patrick WILSON (B)
444	The Conservancy Association
445	The Hong Kong Institute of Architects
446	Airport Authority Hong Kong
447	Kwoon Chung Bus Holdings Limited
448	Ruy BARRETTO S C

No	Organisation / Name
449	Kadoorie Farm & Botanic Garden Corporation
450	The Hong Kong Institution of Engineers
451	LAU Tai-yin
452 ^(c)	--
453	MTR Corporation Limited
454	HYFCO Travel Agency Limited
455	The Hong Kong Institute of Surveyors
456	Jonathon MULLER (D)
457	Camila CLAVERIA (D)
458	Stuart RANKIN (D)
459	B V P CARANAGH (D)
460	Craig William JACKSEN (D)
461	Nora WANG (D)
462	Gotangco Maria GRESILDA (D)
463	Michael & Sandra KEYS (D)
464	TANG Pak-Kin (D)
465	S DAVIES (D)
466	Terence CHAM (D)
467 ^(b)	Illegible (D)
468	F AZURENG (D)
469	Robert CLARK (D)
470	Dr Ian McFeat-SMITH (D)
471	Kevin SMITH (D)
472	Couture Maria ESTELA (D)
473	Ed & Cheryl JOHNSON (D)
474	Julia GASTOR (D)
475	Suthi KARAPHAKDEE (D)

No	Organisation / Name
476	Thianrat PRALEEYCIAN (D)
477 ^(b)	Illegible (D)
478	John LAI (D)
479	Craig James BOSWELL (D)
480	John Paul GOROY (D)
481 ^(b)	Illegible (D)
482	Brian SPOSTROM (D)
483	Mark STEPTOE (D)
484 ^(b)	Illegible (D)
485	Hong Kong Christian Services
486	Ulrika HUNG
487	Cyrus CHAN
488	CHAN Kam-wai*
489	POK Yuk-yin*
490	HO Pak-shun*
491	Islands District Council - Hon LAM Wai-keung (Chairman)
492	Chris LIU
493	Hong Kong Youth Hostels Association
494	LAM Ho-yeung (Yau Tsim Mong District Council Member)
495	Dr James LAZELL (A)
496	Tim OBENDORF (C)
497	P HUNG (C)
498	Philip HEUNG (C)
499	Phil H (C)
500	Jen (C)
501	World Wide Fund for Nature Hong Kong
502	Gary WONG

No	Organisation / Name
503	Johnny LEE
504	Matthew GRANGER (C)
505	Liberal Party
506	Undisclosed
507	Neil MCLAUGHLIN
508	Ricky LAM (C)
509	Ezra KIRK (C)
510	Undisclosed
511	The Frontier
512	Undisclosed (C)
513	The Chinese General Chamber of Commerce
514	Jeremy HOFFINS (A)
515	Jeremy TANG (A)
516 ^(b)	Illegible (A)
517 ^(b)	Illegible (A)
518 ^(b)	Illegible (A)
519	Hong Kong Canoe Union
520	Lantau Sustainable Development Task Force (record of symposium)
521	A Tung Chung Resident*
522 [@]	Duplicating Submission No. 20
523	K K TSANG (B)
524	A Group of children from Class A of Hong Kong Christian Services Tai Hang Tung Child Care Centre
525	Daniel (B)
526	Undisclosed
527	YUEN Po-lung* (D)
528	Tony (A)

No	Organisation / Name
529	Hong Kong Automobile Association
530	Manami SZYMKO (D)
531	Amy SIMMS (D)
532	Lydia APOLONIO (D)
533	Jane CAMENS
534 ^(b)	Illegible (A)
535	Dr I O SINCLAIRE & STANLEY
536	LEE Kwok-keung*
537	Mr. LAM
538	Joint Submission from Hon TAM Yiu-chung, CHAU Chuen-heung (Vice-Chairman of Islands District Council), LEE Chi-fung (Chairman of Tai O Rural Committee), NG Kum-chuen (Chairman of South Lantau Rural Committee), WONG Chau-fuk (Chairman of Mui Wo Rural Committee), LAM Kut-sing (Vice-Chairman of Mui Wo Rural Committee), WONG Fuk-kan, LEUNG Siu-tong & LO Kwong-shing (Islands District Council Members)
539	Country and Marine Parks Board
540	KWAN Yun-kai*
541	Joint Statement on Sustainable Development for Lantau presented on 3.3.2005 and supported by 19 civil society groups (including Association of Tai O Environment and Development, Clear The Air, The Conservancy Agency, US (Hong Kong Branch), The Conservancy Association, Friends of the Earth (HK), Green Across the Pacific, Inc, Green Lantau Association, Green Peng Chau Association, Green Power, Green Sense, Green Students Council, Hong Kong Birdwatching Society, Hong Kong Dolphinwatch Ltd., Hong Kong Outdoors, Lantau Buffalo Association, Living Islands Movement, Sai Kung Association, Save our Shorelines & WWF Hong Kong)

No	Organisation / Name
542	Jackie Mendies & Helen Tuckfield
543	HUI Zhi-ming
544	Keep Lantau Beautiful Alliance
545	Hon Albert Chan Wai-yip

No	Organisation / Name
546	Undisclosed
547	L K
548	Far East Technology International Limited
549	Dr Martin Williams

Total Number of Submissions as at September 2005: 545

Notes

- (A) / (B) - Standard Letters A and B from www.keeplantaubehautiful.com
- (C) - Standard Letter C
- (D) - Standard Letter D from Tong Fuk Village residents
- # - Submission withdrawn
- @ - Submission duplicated
- * - Translations
- (a) - Submission based on a survey with 76 respondents conducted by the Joint Office of five Sham Shui Po District Council Members and Hong Kong Ching Fai Association in February 2005 and does not form any personal view of the five Sham Shui Po District Council Members and Hong Kong Ching Fai Association.
- (b) - Signature of the commenter is illegible.
- (c) - Submission will not be published in the Public Consultation Report as requested by the commenter.



Annex 3
List of Proposals Raised by the Public

List A – Proposals Considered Not Appropriate to be Taken Forward

No	Proposals
Tourism Development	
1	Cruise terminal at various locations (including Hong Kong International Airport, Sunny Bay, the waterfront of Hong Kong Disneyland and Siu Ho Wan)
2	Artificial islands in North and South Lantau – Gold Coast/Miami/Honolulu style development in South Lantau (major uses include hotels, spa resorts, serviced apartments, shopping/entertainment centres, jetties and marinas for yachts and leisure crafts, artificial beaches and luxurious villas and low-rise housing)
3	Artificial islands in North and South Lantau – Pleasure Island in North Lantau (major uses include Grand Prix Venue, exhibition and convention facilities, World EXPO venue, casino and theme park)
4	Artificial island around Cha Kwo Chau for Universal Studio Theme Park
5	Extended North East Lantau Tourism Hub with facilities like resort, conference hotel, themed-shopping centre, golfing, hiking and biking facilities, maritime village and watersports venue, etc.
6	Resorts with casino in Country Parks in South Lantau
7	Las Vegas of Hong Kong in Mui Wo – financial, commercial, residential and tourist centre with luxurious casinos, 6-star hotels and golf club
8	Mui Wo as an Entertainment Centre with seafood centre, alfresco dining area, flea market and pubs, water recreation centre, resorts and hotels, cruise terminal; and relocation of Ocean Park to Mui Wo
9	Entertainment city and golf course in Hung Fa Ngan at Tai Ho
10	Resort in Tai Ho Valley
11	Hotels, conference centres, factory outlets and seaside resorts along San Shek Wan
12	Theme park, recreational, leisure and entertainment node in Siu Ho Wan
13	Resort and leisure centre in South West Lantau with resort hotel, bazaar, street performance, world cuisine dining area, specialty shops, jetty with wooden deck, watersports centre and natural beach
14	A larger theme park (by enlarging the extent of reclamation area at Tung Chung East or swapping Tung Chung East theme park site with the Siu Ho Wan Logistics Park site)
15	Amusement park and recreational facilities on the existing reclaimed land in Tung Chung Areas 54 to 56
16	Recreation uses (hotel, amusement park, etc) on spare land in Tung Chung
17	Theme park with factory outlet and restaurants at Tung Chung Areas 54 to 56

No	Proposals
18	Theme park and entertainment node should be located at the Penny's Bay reclamation Phase II instead of reclamation in Tung Chung East
19	Seafood dining area and floating restaurants with fireworks show at the waterfront of Hong Kong Disneyland
20	Soko Islands as Disney Bay with bathing beach for the Hong Kong Disney Visitors
21	Hotel, restaurant and souvenir shops at Lantau Link View Platform
22	Around-Lantau tourist train (Golden Train) for sight-seeing along the coastline of whole Lantau
23	Additional convention facilities near the Airport
Local Facelift and Tourism Facilities	
24	Tung Chung FunMart (Sunday market)
25	Fishing village park at Tung Chung Bay
26	Bathing beach at Tung Chung Bay
27	Upgrade existing paths in Discovery Bay
28	Tourism and community facilities in Mui Wo and Tai Ho including entertainment centre, marina and mainland university
29	Pearl field with workshops and handicraft stalls in Mui Wo
30	Small steam trains running across Mui Wo
31	Tourism facilities at the interchange of Tung Chung Road and South Lantau Road
Leisure, Sports and Recreation Facilities	
32	Casino at various locations (including Hong Kong International Airport, Sunny Bay, Shek Pik, Chi Ma Wan and Soko Islands)
33	Stadium
34	Stadium and sports village at Sunny Bay
35	Relocate Hong Kong Sports Institute from Sha Tin to Tung Chung Areas 54 to 56
36	Sports village with stadium at Siu Ho Wan
37	Relocate the racecourse from Hong Kong Island to Sunny Bay
38	New racecourse
39	Converting the proposed cycle track into motor racing track

No	Proposals
40	All-weather indoor water world at Tung Chung Areas 54 and 55
41	Watersports competition venue for yacht, motor boat, dragon boat, boat models and surfing at the water channel to the south of Airport Island
42	Watersports facilities in Tung Chung
43	Watersports centre/Eco-centre at Tung Chung Bay
44	Watersports centre in Pak Mong at Tai Ho
45	Extend the paragliding zone in Lantau
46	Expand the existing SG Davis Hostel in Ngong Ping
47	Youth hostel at Penny's Bay
48	Aero museum
Civic, Community and Educational Facilities	
49	Central Government Offices in Tung Chung/North Lantau
50	Development of a university in Tung Chung or developing Tung Chung as the Lantau education centre
51	Development of a university for astronautics, aviation, logistics, real estate development, etc. along Tung Chung Road
52	Aviation training school
53	Training centre for personnel on logistics, tourism and hotel management
54	Medical islands for retired senior citizens
Residential Development	
55	Low-rise private housing in Tung Chung Areas 54 to 56
56	Residential development at Tsing Chau Tsai East
57	Low-density luxurious houses on slopes in North Lantau
58	Mui Wo as the second new town in Lantau
59	Renovation of the almost empty housing estates in Mui Wo into apartment
60	A new satellite city on Lantau
Conservation and Nature Education Related Proposals	
61	Ecological facilities around Shap Long Reservoir

No	Proposals
62	Bamboo forest
63	Pig/cattle/ostrich raising/farming
Industrial and Utility Uses	
64	World-class, high-tech and environmental-friendly dockyard at Yam O
65	Dockyard and other related heavy industries in North Lantau

List B – Proposals to be Examined

No	Proposals
Tourism Development	
66	Tourism and leisure facilities in North Lantau including sports village, international convention centre cum hotel and large-scale international performance venue (except proposal for casino)
67	Entertainment city near Hong Kong Disneyland for promoting Hong Kong's film and music industry
68	More theme parks near Hong Kong Disneyland to showcase local design, animation and movie production
69	Recreational and amusement park at Yam O, Lantau
70	International entertainment city with holiday resort, golf course, theme park
71	Garden Island with theme park like China City, Movie World and Water World and holiday resort
72	Broadway in Asia with independent theatre, theatre complex, small theme park, entertainment centre (like Sega Stadium in Japan) for family and friends
73	Cheung Sha as a Sporty and Trendy Town with golf or marina club and resort hotel, provisions for street performance, and sport and watersports activities, low-rise specialty shops, café and restaurants, etc. (except proposal for large-scale Las Vegas type casino hotel)
74	Water World in Cheung Sha with hotel, indoor man-made beach and different types of water activities
75	Spring City in South Lantau with a wide range of tourist facilities on a flat plain with a valley nearby for constructing a dam for water storage
76	Sustainable tourism development in Lantau and neighbouring islands

No	Proposals
77	Theme mall/complex for factory outlets in tourist attractions
78	Large-scale shopping and dining mall above Sunny Bay MTR Station
79	Outdoor cinema with fast food shop near Tsing Ma Bridge
80	5-star resort in Ngong Ping
81	Low-density ecological tourist resort at Yam O and Cheung Sok
82	Resort hotel near Hong Kong Disneyland
83	Coastal village resort area (carefully planned Small Houses development area) in Shui Hau
84	Environmental-friendly spa resort in Lo Kei Wan and Fan Lau
85	Resort in Tai A Chau and Siu A Chau
86	Pattaya-type resort development in South Lantau
87	Low-density resort hotel in Mui Wo
88	Integrated indoor ski resort
89	7- or 8-star hotel
90	A variety of hotels/accommodations
91	Golf Course at various locations (including the slope to the south west of Lo Fu Tau and north of the golf course in Discovery Bay, reclaimed land between Chi Ma Wan and Cheung Sha, along South Lantau Road and Mui Wo)
92	Mini "Great Wall of China"
93	Small Tibet Palace
94	Lantau shoreline boat tour and helicopter tour
95	Environmental-friendly electric touring bus
Local Facelift and Tourism Facilities	
96	Tourism facilities in Ngong Ping including eco-tours, Country Park Centre, local tourist information centre, hiking trails, education attractions like tea plantation or tea museum
97	More facilities for retreat, restaurants and shops at Ngong Ping
98	Extend Ngong Ping religious area to cover Keung Shan, Nei Lak Shan and stone chalets in Sunset Peak
99	Tourism facilities in Shek Pik, Ngong Ping and Keung Shan like temples, martial arts and medicine centre or Shaolin Monastery

No	Proposals
100	Fishermen's wharf with seafood stalls at Tung Chung Bay
101	Upgrade Nim Shue Wan for recreation and visitor uses
102	Tourism facilities in Mui Wo including Kwan Tei Statue, watersports facilities, 3-star hotels, open space near Silvermine Bay (except proposal for international casino at Hei Ling Chau which is connected with Mui Wo via bridge and with Hong Kong Disneyland via cable car)
103	Tourism facilities in Mui Wo including cycling and jogging tracks, upgrading of Mui Wo Ferry Pier, Kung-fu Museum, Cantonese Opera Museum, and Chinese-style garden with alfresco dining
104	Tourism facilities in Mui Wo such as Town Park, Wetland Park, landscape beach, cycle track, organic farm, festive market, shopping boulevard, etc.
105	Tourism facilities in Mui Wo - beautification of the area along the waterfront from Tung Wan Tau to Chok Tsai Wan and hotel and marina
106	Beautifying Mui Wo including renovating ferry pier, creating a promenade, cycle track, small food outlets with different cuisines, a water activity area at the beach, a war game battle field, and archery school, etc.
107	A sustainable tourism development in Mui Wo - park/garden, spa/resort, Silvermine Cave and exhibition hall, exhibition centre, visitor information centre and tea house, organic farm and fishing leisure area, watersports centre, marine club and private yacht pier, out-door war game campsite cum training centre, and landscaped recreational waterways
108	More pubs and hotels in Mui Wo
109	Fishermen's Wharf for seafood dining in Mui Wo
110	Waterfront dining boulevard near Mui Wo Pier
111	Watersports Centre in Cheung Sha for water skiing and scooters, tree planting, hawker bazaar, functions like sand sculpture, Irish pubs
112	Tourism facilities in Cheung Sha Ha Tsuen like car park and bus terminal, BBQ sites and small ferry pier
113	Extend Cheung Sha Beach by removing the boulders in between
114	Go-kart track, riding school and back-packers style of accommodation in Pui O
115	Facelift of Pui O
116	Upgrade hotels in Pui O, Cheung Sha, and Tong Fuk
117	Low-density small-scale commercial area at Pui O, Cheung Sha, Tong Fuk and Shui Hau of South Lantau
118	Parking spaces, BBQ pits, camping sites at Cheung Sha, Pui O and Tong Fuk

No	Proposals
119	Hostels, dining, shopping and entertainment centres at several beaches in South Lantau
120	More food racks at Cheung Sha and other beaches in South Lantau
121	Flea market selling traditional handicrafts and food in South Lantau
122	Small open plaza for flea market in South Lantau
123	Sunset view tower at Fan Lau
124	Tourism development in Peng Chau including hotels, tourist-attracting statues, water resort area and escalator up the mountain
125	Revitalize Peng Chau
126	A well-planned and artistic seafood village at Cheung Chau
Leisure, Sports and Recreation Facilities	
127	Hiking, mountain biking and racing in Lantau
128	International triathlon race site in South Lantau
129	Permanent courses for orienteering at Ngong Ping, Wong Kung Tin and Tung Wan Tau
130	Adventure training sites at coastal points of interests
131	Large water recreation centre with indoor beach
132	Watersports facilities in Discovery Bay
133	Surfing training centre
134	Fishing ground
135	Equestrian centre in South Lantau
136	Astronomical resort facilities and high quality camping sites
137	Model plane flying venue with related shops or clubs
138	Recreation development at Shek Kwu Chau
139	Promenade from Tung Chung Pier to Tai Ho/Yam O
140	Waterfront promenade with fishing points and catering services along the coastal area in Lantau
141	Martial arts centre/school of shaolin
142	Places for teaching Chinese culture, e.g. Tai-chi, Chinese dancing, drumming, lion dance, kung fu, etc.

No	Proposals
143	Chinese village with old crafts, tea garden and performances
144	Commemorative plaque for soldiers
145	Museum for Tung Chung villages
146	Clock and watch museum
147	Toy museum at Sunny Bay
148	Temple and museum for the General Zhuge (諸葛武侯)
Civic, Community and Educational Facilities	
149	Regional healthcare services hub in Tsing Chau Tsai or Cheung Sha
150	Senior apartment/villas and medical facilities in Chi Ma Wan Peninsula
151	Medical treatment centres with Chinese herbiest and foot-bathing services in rural Lantau
152	Regional hospital
153	Community hall
154	Library
155	Community facilities like day-care centres, elderly home, etc. and hospital in Mui Wo
156	Commercial/office district in Tung Chung
157	Large-scale commercial/office use to serve China-Hong Kong Business
Residential Development	
158	Special building exposition zones in new towns
159	Low-density residential development near golf course and marina
160	Residential development in Greek style, Italian style or Thai style in Chi Ma Wan
161	Appropriate low-rise residential development as an extension of existing villages in South Lantau
162	Resort development at Chi Ma Wan similar to Discovery Bay development
Conservation and Nature Education Related Proposals	
163	Eco-tourism education centre at Ngong Ping
164	Renewable energy education centre and a small organic farm at Mong Tung Wan

No	Proposals
165	Safari-type modern zoo at Shek Mun Shan, Luk Keng Shan and Lo Kei Wan near Shui Hau
166	Ark-eden (variety of eco-tourism facilities around Lantau)
167	Garden of China (variety of eco-tourism facilities around Lantau)
168	Green house in Lantau (like Eden in Cornwall)
169	Sub-tropical botanical gardens and Chinese herb gardens
170	Organic farm, musical farm and greenhouse planting
171	Bamboo garden with information centre and traditional teahouse
172	Buffalo centre/museum at Pui O
Industrial and Utility Uses	
173	Wind and wave-driven power plant at outlying islands
174	Wind turbine terminal at Soko Islands