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Concept Plan

for

Lantau

大嶼山

Public Consultation Report



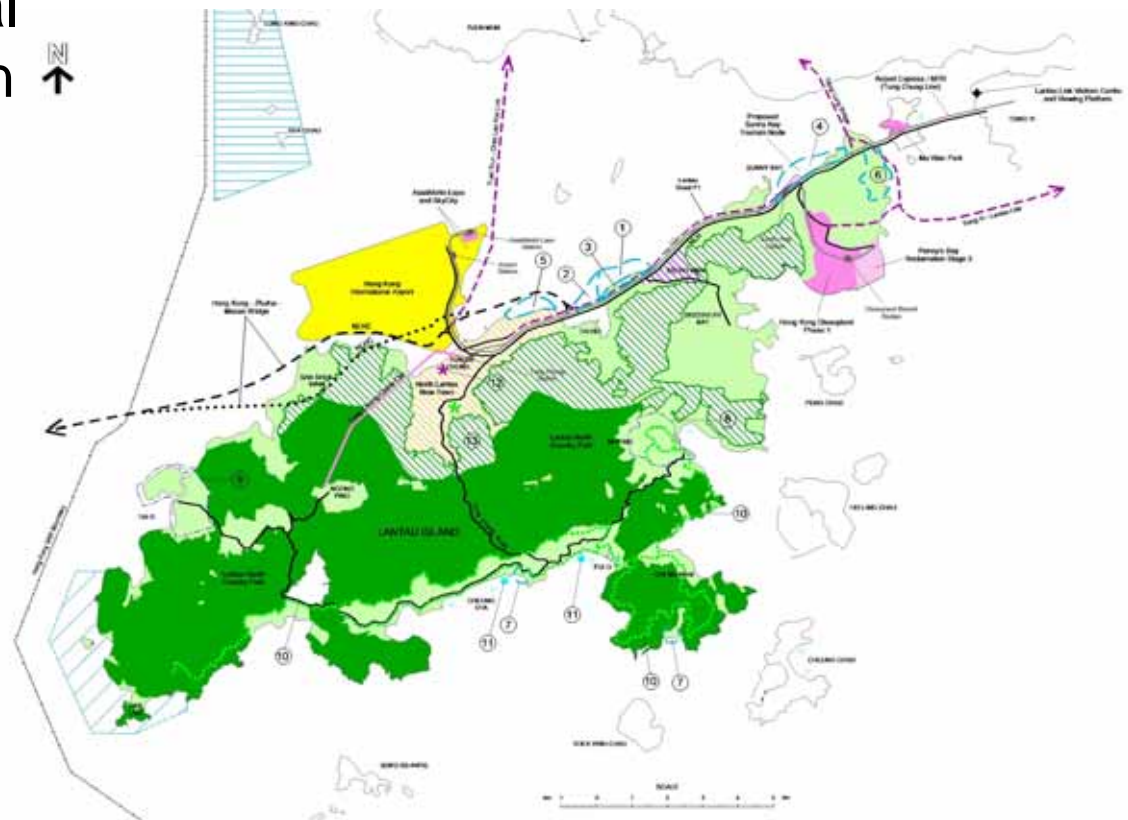
Lantau Development Task Force

The Government of the Hong Kong Special Administrative Region

November 2005

Concept Plan for Lantau

- Aim: to provide a planning framework and a balanced and co-ordinated approach for planning the development in Lantau while meeting the conservation needs
- Proposals are conceptual for community discussion



Overall Public Response

- Comments from relevant statutory and advisory bodies are largely positive
- General support from Lantau community and some local organisations
 - including Islands District Council, Lantau Area Committee, Islands Rural Committees, some local organisations and residents, Heung Yee Kuk, some political parties and professional institutes, etc.
- Environmental concern groups and some individuals expressed great concerns over or objection to some Concept Plan proposals, or some projects which do not form part of the Concept Plan

Key Comments and Issues

General Planning Intention for Lantau

- Many commenters agreed that Lantau could provide new impetus to Hong Kong's future economic development
- General support on the overall planning principle, i.e. to promote sustainable development by balancing development and conservation needs
- General support on focusing major development in the north and protecting the countryside area for conservation and sustainable recreational and tourism uses
- General support of the four planning themes, which are considered appropriate to meet different land use needs

Key Comments and Issues

General Planning Intention for Lantau

- Concerns:
 - any change in the planning intention for Lantau
 - Lantau should be protected for conservation and recreational uses only, or without any further development
- Responses:
 - 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
 - as reckoned in the Territorial Development Strategy Review, SWNT Recommended Development Strategy, HK 2030 Study and other strategic studies, apart from the need of protecting the beautiful countryside, Lantau could contribute to enhancing Hong Kong's economic competitiveness

Key Comments and Issues

Economic Infrastructure Proposals at North Lantau

- Generally agreed the economic infrastructure proposals would benefit Hong Kong's economy and local employment
- Concerns:
 - the need of the proposals
 - environmental impacts, including air quality and those caused by reclamation
 - suggested to conduct a Strategic Environmental Assessment (SEA) to assess the cumulative impacts of the proposals

Key Comments and Issues

Economic Infrastructure Proposals at North Lantau

- Responses:
 - a SEA for the HK 2030 Study would 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
 - would make reference to the SEA results before finalizing the Concept Plan
 - Concept Plan proposals selected to be taken forward will be subject to detailed studies and EIA, including assessment on cumulative impacts arising from relevant projects, as required under the EIA Ordinance

Key Comments and Issues

Economic Infrastructure Proposals at North Lantau

Cross-boundary Transport Hub at Siu Ho Wan

- Generally well-supported by the commenters
- Project proponent expressed interest to conduct detailed feasibility and viability study

Key Comments and Issues

Economic Infrastructure Proposals at North Lantau

Lantau Logistics Park (LLP)

- Supported by logistics sector and some commenters
- Concerns:
 - the need for the development
 - compatibility with the surrounding land uses and environmental, traffic and visual impacts
 - other locations proposed, including Airport Island, Kwai Chung or Tuen Mun
- Responses:
 - LLP could meet the need for modern logistics facilities and the location at Siu Ho Wan is in close proximity to the Airport, container port and the proposed HZMB
 - LLP would be low-rise and low-density with comprehensive design
 - technical feasibility and environmental concerns would be addressed in the feasibility study commissioned by the Civil Engineering and Development Department

Key Comments and Issues

Further Development of Tung Chung

- Islands District Council, some Tung Chung residents and political parties considered that the remaining new town development should be expedited to sustain a mix of uses, employment opportunities, major community facilities and transport services

- Concerns:
 - air quality in Tung Chung
 - reclamation at Tung Chung Bay
 - some were of the view that the remaining development in Tung Chung should be for recreation and leisure

Key Comments and Issues

Further Development of Tung Chung

- Responses:
 - proceeding with remaining development of the new town to an optimum scale is necessary to support major commercial, community, transport and other facilities and to make full use of the existing infrastructure
 - Feasibility Study for Remaining Development in Tung Chung planned to be commissioned by the CEDD would assess and address the possible environmental impact
 - Guangdong Provincial Government and the HKSAR Government have an agreed plan to tackle the regional air pollution problem

Key Comments and Issues

Major Tourism and Recreation Proposals

- General support on turning Lantau into a tourism, recreation and leisure centre and promotion of green tourism

Resorts

- Support from tourism sector, local community and some professional institutes
- Concerns:
 - impact on natural beauty of South Lantau coast, traffic and environment
 - alternative locations suggested including existing prison sites, Pui O, Tong Fuk, Shui Hau and Lo Kei Wan
- Responses:
 - sensitive design and scale of the resort should be in keeping with the rustic character of South Lantau
 - alternative locations proposed by the public would be further assessed

Key Comments and Issues

Major Tourism and Recreation Proposals

Leisure and Entertainment Node in Sunny Bay

- Tourism sector was in favour of clustering tourism facilities around Hong Kong Disneyland in North East Lantau
- Theme and nature as well as impacts on the environment and other aspects would be further studied, if the proposal is to be taken forward

Key Comments and Issues

Major Tourism and Recreation Proposals

Theme Park or Recreational Uses in Tung Chung East

- Some commenters were very supportive
 - could complement HK Disneyland
 - help Lantau become a leisure centre similar to that of Orlando in the U.S.A.
- Concerns:
 - commercial viability
 - environmental impact of reclamation
- Responses: as 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 should be kept open having regard to market demand

Key Comments and Issues

Major Tourism and Recreation Proposals

Golf Course at Tsing Chau Tsai East

- A golf association and some individuals considered that there was an unmet demand for golf courses
- Strong objections from environmental concern groups, some professional institutes and other individuals mainly on the ground of steep topography of the site and adverse landscape and environmental impacts
- Responses: feasibility of the site will be further examined

Others

- For possible site for recreational uses in Siu Ho Wan, Hong Kong Automobile Association has written to show its intention to develop a motor racing track
- Responses: Government would consider the proposal in detail

Key Comments and Issues

Countryside Recreation Facilities and Nature-based Attractions

Cycle Tracks, Mountain Bike Trails, High-quality camping sites, Eco-tour centre, heritage and eco-trails and watersports centres

- General public support
- Proposed additional facilities:
 - extension of cycle tracks and international venues for some countryside sports
 - alternative locations for museum and eco-tour centre
 - other nature- and heritage-based attractions and eco-tourism plan
- Responses: additional proposals and scope for early implementation of the proposals with community support would be examined
- Concerns: environmental impacts of motorised watersports and boardwalks
- Responses: provision of motorised watersports and boardwalks would be reviewed

Key Comments and Issues

Preservation of Tai O and Facelift of Mui Wo

- Preservation of Tai O and facelift of Mui Wo received full support from the local community and the general public
 - could add more vibrancy to the area
 - help improve the livelihood of villagers
- Responses: scope of improvement works will be examined and possibility of an early implementation will be explored

Key Comments and Issues

Suggestions of Other Development Proposals

- The public raised a number of proposals or ideas covering different themes and scales
 - majority are related to tourism and recreational uses, while some covered community, education, residential and industrial uses.
 - For North Lantau, proposals or ideas are mainly related to tourism and leisure uses
 - For South Lantau, proposals or ideas are more diversified. Some were to harness the rural character and attractions of South Lantau while some were to exploit its full development potential

Key Comments and Issues

Suggestions of Other Development Proposals

- Responses: a preliminary assessment has been conducted with major considerations on compatibility with planning intentions and environment of Lantau, relevant Government policies, technical feasibility, committed use, land availability, road access and infrastructure, and alternative location(s) in the territory, etc.
 - some are considered not appropriate to be taken forward (e.g. 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 natural coastline, creation of artificial islands or development in landscape and ecologically sensitive areas, etc.)
 - proposals or ideas considered possible will be assessed further in the overall context of the Concept Plan (e.g. various types of entertainment and recreational uses, museums, retail and dining facilities, local improvement projects, etc.)

Key Comments and Issues

Commitment to Conservation

- Unanimous public support of nature conservation initiatives of Concept Plan
- Concerns:
 - lack of clear commitment to implement the proposed Lantau North (Extension) Country Parks and South West Lantau Marine Park, and Marine Park around Soko Islands
 - urged for a “conservation-first” approach for planning the future development of Lantau
 - heritage and landscape conservation should also be covered
- Responses:
 - Government would consider the appropriate implementation timetable for the designation proposals of Lantau North (Extension) Country Parks and South West Lantau Marine Park
 - conservation is a priority consideration in preparing the Concept Plan and proposals have been set out
 - heritage and landscape conservation would be further elaborated in the conservation proposals

Key Comments and Issues

Internal Transport and New Transport Proposals

- Some considered the internal transport in Lantau inadequate to meet demand arising from the future development
- Strong request for improvement of internal transport from the local community
- Responses: various new transport proposals are raised
 - improvement to Tai O Road, South Lantau Road and Keung Shan Road – there will be improvement works on Keung Shan Road and South Lantau Road
 - circular road around Lantau – considered unjustified from traffic demand and environmental perspectives
 - additional North-South Link – previous investigations revealed that it is not feasible in view of high cost and severe environmental impacts
 - HZMB connection to villages along NW Lantau coast – a strategic and regional transport infrastructure and the number of interchanges should be kept to a minimum

Key Comments and Issues

Internal Transport and New Transport Proposals

- Polarized views on traffic restrictions in South Lantau
- Responses: Government will review the current traffic restrictions with due consideration to the improved road capacity and other relevant factors
- Public suggested that there should be improvement in public transport and waterborne transport
- Responses: Government will review the improvement of public transport having regard to future scale and type of development and traffic demand

Key Comments and Issues

Sustainability Assessment

- Some opined that there was a lack of details for demonstrating the sustainability of the proposed development
- Responses:
 - a preliminary sustainability assessment of the Concept Plan and the development themes had been conducted using the CASET model
 - proposals are conceptual at this stage with no concrete details and the assessment was qualitative
 - proposals selected to be taken forward would be subject to detailed studies and further sustainability assessments will be conducted

Key Comments and Issues

Other Relevant Projects

Hong Kong-Zhuhai-Macao Bridge (HZMB)

- Supported by some commenters
- Concerns:
 - the needs, landing points and traffic and environmental impacts of the HZMB
- Responses:
 - a planned project
 - would contribute to the development of tourism, logistics, finance and trade in Hong Kong
 - proposed landing point at North West Lantau
 - close to the airport and Hong Kong Disneyland
 - comparatively less environmental impacts
 - alignment and connection with North Lantau Highway as well as the traffic and environmental impacts are being examined in the study commissioned by the Highways Department

Key Comments and Issues

Other Relevant Projects

Status of CT10 and LNG Terminal

- Many objections to the Northwest Lantau option for CT10
 - adverse ecological and environmental impacts
 - land use incompatibility
- Responses: ecology study would be conducted for the Northwest Lantau option and Port Cargo Forecast will be updated to work out the optimal timing for constructing CT10
- Grave concerns on the LNG terminal proposed by CLP Power/CAPCO at Soko Islands and conflict with the marine park proposed by Government
- Responses: the project proponent has not made any decision in respect of the two potential sites at Black Point and Soko Islands

Key Comments and Issues

Implementation Arrangements

- Concerns:
 - commitment to and timely implementation of Concept Plan proposals to fully capitalize on economic benefit
 - an early implementation of the conservation proposals
 - urged for early implementation of local projects to improve local economy

- Responses: public views will be taken into account when considering the implementation of the Concept Plan including priority, programme and related resource implications

Way Forward

- Some of the Concept Plan proposals will be revised taking into account public views and comments
- Proposals received from the public will be examined further in the overall context of the planning principles for the Concept Plan
- A revised Concept Plan will be published next year
- Would consider how to bring forward the proposals supported by the public, e.g. local improvement projects, countryside recreation and nature-based attractions
- Technical studies for HZMB and LLP would proceed in parallel with the preparation of the revised Concept Plan and would meet all statutory requirement and consult the public
- We will continue to map out the future development of Lantau jointly with the community