

立法會
Legislative Council

LC Paper No. CB(1)1723/06-07(04)

Ref: CB1/PL/PLW

Panel on Planning, Lands and Works

Meeting on 29 May 2007

Background brief on Concept Plan for Lantau

Introduction

This paper provides background information on the Concept Plan for Lantau (the Concept Plan) and summarises the views of Members expressed during the discussions at various forums of the Legislative Council (LegCo) on the Concept Plan.

The Concept Plan

2. The Concept Plan was drawn up by the Lantau Development Task Force (the Task Force) set up in February 2004 under the leadership of the Financial Secretary to provide a high-level policy steer on the economic and infrastructure development in Lantau. The key tasks of the Task Force are:

- (a) to provide a planning framework to ensure a balanced and co-ordinated approach for the planned developments in Lantau; and
- (b) to ensure the timely provision of necessary land and infrastructure for, and delivery of, the planned projects.

3. According to the Administration, the overall planning concept for Lantau has been set against the vision to promote sustainable development by balancing development and conservation needs. The Concept Plan aims to propose major economic infrastructure and urban development in North and North East Lantau to optimize the planned transport links and infrastructure, while protecting the other parts of Lantau, which comprise primarily high quality landscape and ecologically sensitive natural environment, for conservation and sustainable recreational and visitor uses.

Development themes

4. The Task Force has identified four key development themes for community discussion. 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 Sunny Bay Tourism Node, 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

These proposals are intended to harness the recreation potential and local attraction of rural Lantau while helping to improve the local economy. They include 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, water sports centres and boardwalks at South Lantau.

(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 Conservation Needs

To achieve balanced planning where development proposals are integrated with 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.

Members' concerns and views

5. Members have raised a number of questions concerning the development of Lantau at meetings of the LegCo on 5 January 2005, 18 May 2005, 25 May 2005, 1 June 2005 and 17 May 2006. Furthermore, a motion was carried at the Council meeting on 1 March 2006 on the "Development planning

for Lantau" urging the Government to expedite the planning study of Lantau. The wording of the motion is in **Appendix I**. Another motion urging the Government to study the feasibility of establishing a leisure, gaming and entertainment complex on Lantau was negated at the Council meeting on 22 November 2006.

6. The Administration briefed the Panel on Planning, Lands and Works (PLW Panel) on the Concept Plan on 26 October 2004 before launching a formal public consultation in end 2004. On 22 November 2005, a joint meeting of the PLW Panel and the Panel on Environmental Affairs was held to discuss with the Administration the outcome of the public consultation exercise. The Administration reported that 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. The revised Plan would be released for further public engagement with a view to mapping out the future development of Lantau jointly with the community.

7. At the same joint meeting, the Panels also took the opportunity to receive views from interested parties on the Concept Plan. The Panels noted the views of the attending deputations regarding the development of port and logistics infrastructure facilities, development of tourism and recreational facilities, provision of roads and other supporting infrastructure, preservation of local culture, nature conservation etc. A list of organizations which attended the joint meeting and other interested parties that had given written views to the aforesaid Panels on the subject is in **Appendix II**.

8. Members' views expressed at the relevant Panel meetings are summarized below --

General

- (a) The Administration should set down clearly the priorities of as well as the resources to be allocated to the four key development themes under the Concept Plan. Proposals involving the revitalization of Lantau should be given priority.
- (b) The Concept Plan should be implemented early to help revive the local economy and help Hong Kong fully capitalize on the economic benefits brought about by various planned economic infrastructure and tourism projects.

- (c) The extent of reclamation should be kept to a minimum. No recreational spaces should be provided on reclaimed land.
- (d) The Administration should conduct a strategic environmental assessment before finalizing the Concept Plan.

Heritage, local character, natural landscape conservation

- (e) The Administration should strike a balance between development and conservation. For example, the proposed Container Terminal 10 would affect the local ecology.
- (f) The Administration should give due attention to preserving the local character and meeting the needs of the residents in developing an area.
- (g) Conservation of the coastal area in Southern Lantau was supported. Various local attractions such as the Fishing Village and stilted structures in Tai O should be preserved and developed for educational, recreational and tourism purposes.
- (h) The proposal to reserve the Tai Ho Wan area for non-residential development was welcome.

Transport infrastructure

- (i) Adequate road infrastructure should be provided to support all the proposed developments, in particular the anticipated traffic demand arising from the proposed Hong Kong-Zhuhai-Macao Bridge.
- (j) Road restrictions imposed on the roads of Lantau should be lifted.

Community facilities

- (k) The multi-purpose stadium proposed to be built in South East Kowloon Development could be constructed in Tai Ho Wan.
- (l) A hospital at Tung Chung should be provided.

Public participation

- (m) An independent panel comprising representatives from local organizations and green groups should be set up to monitor the development of the Concept Plan.

- (n) The Administration should take heed of the diverse views expressed by interested parties and strike a balance of the views.

Latest position of related infrastructure projects

9. The latest position of the infrastructure projects relevant to the Concept Plan, namely the Lantau Logistics Park, Hong Kong-Zhuhai-Macao Bridge and the North Lantau Highway Connection, and Container Terminal 10, is set out in **Appendix III**.

10. A list of relevant papers with their hyperlinks at the LegCo Website is in **Appendix IV**.

Council Business Division 1
Legislative Council Secretariat
25 May 2006

Appendix I

Motion on “Development planning for Lantau” moved by Hon CHEUNG Hok-ming and carried at the Council meeting on 1 March 2006

"That, given the slow progress of work since the Government drew up the Concept Plan for Lantau in 2004, this Council urges the Government to expedite the planning study on Lantau and, provided that nature conservation and preservation of historical and cultural heritage are taken into consideration, to expeditiously put the following development directions into effect:

- (a) developing in the area theme tour routes which have historical and cultural value and ecological characteristics and which complement existing recreational facilities, so as to develop Lantau into a quality tourism area;
- (b) in line with the construction of the Hong Kong-Zhuhai-Macao Bridge and other infrastructural facilities, creating favourable conditions for developing new economic activities in the area; and
- (c) completing, as soon as possible, the feasibility study on the construction of a logistics park on Lantau."

Appendix II

Organizations that have given views on the Lantau Concept Plan

Organizations	Subject matters raised	Paper
大澳居民關注十號 貨櫃碼頭選址小組	<ul style="list-style-type: none"> ◆ CT10 ◆ Nature conservation ◆ Cultural conservation ◆ Tourism ◆ Pollution ◆ Transport infrastructure ◆ Tai O 	LC Paper No. CB(1)324/05-06(02) http://www.legco.gov.hk/yr05-06/chinese/panels/plw/papers/e/aplw1122cb1-324-2c.pdf
Association for Tai O Environment and Development	<ul style="list-style-type: none"> ◆ Cultural conservation ◆ Nature conservation 	LC Paper No. CB(1)288/05-06(02) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/e/aplw1122cb1-288-2e.pdf
Mr Ruy BARRETTO, S.C.	<ul style="list-style-type: none"> ◆ Nature conservation ◆ HZMB ◆ CT10 	LC Paper No. CB(1)324/05-06(04) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/e/aplw1122cb1-324-4e.pdf
Clear The Air	<ul style="list-style-type: none"> ◆ Nature conservation ◆ Pollution 	LC Paper No. CB(1)1340/04-05(03) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plwcb1-1340-3e.pdf LC Paper No. CB(1)324/05-06(01) (no soft copy) LC Paper No. CB(1)365/05-06(04) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/e/aplw1122cb1-365-4e.pdf

Organizations	Subject matters raised	Paper
Environmental Group - Tung Chung Residents	<ul style="list-style-type: none"> ◆ Tung Chung ◆ Nature conservation ◆ Cultural conservation ◆ Pollution ◆ HZMB ◆ CT10 and LLP ◆ Tourism ◆ Leisure and recreational facilities 	LC Paper No. CB(1)315/05-06(01) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-315-1e.pdf
Green Lantau Association	<ul style="list-style-type: none"> ◆ Nature conservation ◆ Cultural conservation ◆ Leisure and recreational facilities ◆ South Lantau, Tung Chung, Cheung Sha, Chi Ma Wan, Mui Wo, Tai O, Pui O ◆ LLP ◆ HZMB ◆ Tourism ◆ Transport infrastructure 	LC Paper No. CB(1)1340/04-05(05) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plwcb1-1340-5e.pdf LC Paper No. CB(1)288/05-06(04) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-288-4e.pdf
Hong Kong Islands District Association	<ul style="list-style-type: none"> ◆ Transport infrastructure ◆ Leisure and recreational facilities ◆ Tourism ◆ Mui Wo and Tai O 	(No written submission) Minutes http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/eapl1122.pdf
Hong Kong Outdoors	<ul style="list-style-type: none"> ◆ Nature conservation ◆ HZMB ◆ LLP ◆ Tourism ◆ Tung Chung, Mui Wo, Ngong Ping, Tai O, Ng Yuen, Fan Lau, Cheung Sha, Pui O, Soko Islands ◆ Leisure and recreational facilities 	LC Paper No. CB(1)1340/04-05(02) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plwcb1-1340-2e.pdf LC Paper No. CB(1)288/05-06(03) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-288-3e.pdf

Organizations	Subject matters raised	Paper
Hong Kong Outlying Islands Women's Association Limited	<ul style="list-style-type: none"> ◆ Transport infrastructure ◆ Leisure and recreational facilities ◆ Mui Wo and Tai O ◆ Tourism ◆ Cultural conservation 	LC Paper No. CB(1)365/05-06(01) http://www.legco.gov.hk/yr05-06/chinese/panels/plw/papers/eaplw1122cb1-365-1c.pdf
Islands District Council	<ul style="list-style-type: none"> ◆ Consultation process 	(No written submission) Minutes http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/eapl1122.pdf
Kadoorie Farm and Botanic Garden Corporation	<ul style="list-style-type: none"> ◆ Nature conservation ◆ LLP ◆ HZMB ◆ Consultation process ◆ Northwest Lantau 	LC Paper No. CB(1)1340/04-05(04) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plwcb1-1340-4e.pdf LC Paper No. CB(1)324/05-06(03) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-324-3e.pdf
Lantau Post	<ul style="list-style-type: none"> ◆ Cultural conservation ◆ Tourism 	LC Paper No. CB(1)365/05-06(03) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-365-3e.pdf
Living Islands Movement	<ul style="list-style-type: none"> ◆ Consultation process 	LC Paper No. CB(1)315/05-06(02) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-315-2e.pdf

Organizations	Subject matters raised	Paper
Mui Wo Rural Committee	<ul style="list-style-type: none"> ◆ Mui Wo ◆ Leisure and recreational facilities ◆ Public utilities ◆ Tourism ◆ Transport infrastructure 	LC Paper No. CB(1)288/05-06(05) http://www.legco.gov.hk/yr05-06/chinese/panels/plw/papers/eaplw1122cb1-288-5c.pdf
North Lantau Citizen Association	<ul style="list-style-type: none"> ◆ Leisure and recreational facilities ◆ LLP ◆ Nature conservation 	(No written submission) Minutes http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/eapl1122.pdf
South Lantao Rural Committee	<ul style="list-style-type: none"> ◆ Transport infrastructure ◆ Tourism ◆ Liquefied natural gas terminal 	LC Paper No. CB(1)288/05-06(07) http://www.legco.gov.hk/yr05-06/chinese/panels/plw/papers/eaplw1122cb1-288-7c-scan.pdf
South Lantau Liaison Group	<ul style="list-style-type: none"> ◆ South Lantau, Mui Wo, Tai O ◆ Leisure and recreational facilities ◆ Nature conservation ◆ Cultural conservation ◆ HZMB ◆ Tourism ◆ Transport infrastructure ◆ Public utilities 	LC Paper No. CB(1)288/05-06(06) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-288-6e.pdf
Tai O Culture Workshop	<ul style="list-style-type: none"> ◆ Cultural conservation ◆ Nature conservation 	LC Paper No. CB(1)315/05-06(03) http://www.legco.gov.hk/yr05-06/chinese/panels/plw/papers/eaplw1122cb1-315-3c.pdf

Organizations	Subject matters raised	Paper
Tai O Residents' Rights Concern Group	<ul style="list-style-type: none"> ◆ Tourism ◆ Transport infrastructure 	(No written submission) Minutes http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/eapl1122.pdf
Tai O Rural Committee	<ul style="list-style-type: none"> ◆ Transport infrastructure 	LC Paper No. CB(1)1886/04-05(01) http://www.legco.gov.hk/yr04-05/chinese/panels/plw/papers/plwcb1-1886-1c-scan.pdf LC Paper No. CB(1)288/05-06(01) http://www.legco.gov.hk/yr05-06/chinese/panels/plw/papers/eaplw1122cb1-288-1c.pdf
The Conservancy Association	<ul style="list-style-type: none"> ◆ Nature conservation ◆ Cultural conservation ◆ Leisure and recreational facilities ◆ LLP and CT10 	LC Paper No. CB(1)365/05-06(05) http://www.legco.gov.hk/yr05-06/chinese/panels/plw/papers/eaplw1122cb1-365-5c.pdf
Tung Chung Residents' Association	<ul style="list-style-type: none"> ◆ Leisure and recreational facilities ◆ Transport infrastructure 	LC Paper No. CB(1)365/05-06(02) http://www.legco.gov.hk/yr05-06/chinese/panels/plw/papers/eaplw1122cb1-365-2c-scan.pdf

Latest position of related infrastructure projects of the Lantau Concept Plan

Lantau Logistics Park (LLP)

The Chief Executive announced in the 2003 Policy Address that a modern Logistics Park would be built on North Lantau Island as a designated facility for the provision of one-stop integrated logistics services. In February 2004, the Lantau Development Task Force chaired by the Financial Secretary directed that the project should be pursued expeditiously.

2. Under the current planning, the LLP will be built on a site of about 72 hectares (ha) to be reclaimed at Siu Ho Wan on the north shore of Lantau Island. It will be directly accessible from the North Lantau Highway, which links the Hong Kong International Airport with the Kwai Chung container port and downtown Hong Kong.

3. In December 2004, the Administration invited interested parties to express their views on the proposed planning parameters for, and activities to be undertaken, in the LLP. Following the completion of the expression of interest exercise, the Civil Engineering and Development Department commissioned a detailed feasibility study in 2005. The feasibility study includes environmental and traffic impact assessments to fulfill the statutory requirements for the subsequent zoning and reclamation of the site. The feasibility study, which costs around \$10 m, is expected to be completed by the first half of 2007.

Hong Kong – Zhuhai – Macao Bridge (HZMB) and the North Lantau Highway Connection (NLHC)

4. HZMB is a cross-boundary expressway connecting Hong Kong with Zhuhai. Its functions are to enhance the economic and social integration between Hong Kong and the Pearl River West, in particular Macao and Zhuhai; to reinforce Hong Kong's status as a regional shipping and aviation centre; as well as to promote the development of the logistics, tourism and financial service sectors of Hong Kong.

5. The HZMB Advance Work Co-ordination Group (AWCG) set up by the three governments of Hong Kong, Guangdong and Macao has reached agreement on the alignment and landing points of the HZMB. The agreed alignment, known as the northern bridge-cum-tunnel alignment, will land in Northwest Lantau near the San Shek Wan headland on the east, and in Gongbei of Zhuhai and A Pérola of Macao on the west.

6. The feasibility study for the HZMB, which covers over 20 different topical studies, has been substantially completed. Currently, the two remaining issues that require further studies are the locations of boundary crossing facilities (BCF) and financing arrangements. The AWCG has commissioned the China Highway Planning and Design Institute to conduct the relevant studies, with a view to finalizing the feasibility study report and submitting it for approval by the Central People's Government (CPG) as soon as possible. Relevant follow-up work will commence after approval has been given by the CPG.

7. On another front, the Administration has already commenced an investigation and preliminary design study for the North Lantau Highways Connection (NLHC), which will connect the bridge to the local transport network. The Administration is now evaluating the possible alignment options for the NLHC, and assessing the impact of the project, including the traffic and the environment aspects. It will continue to monitor the progress of the preparatory work for the NLHC and ensure that the construction of the NLHC ties in with the progress of the HZMB project.

Container Terminal 10 (CT10)

8. The Study on Hong Kong Port – Master Plan 2020 to formulate a competitive and sustainable port development strategy and master plan for the next 20 years was completed in late 2004. The Study recommends, among others, that CT10 with 3 new container berths will be required by the first half of the next decade and 3 more in subsequent years, and has identified two possible sites for the development of CT10, namely Northwest Lantau and Southwest Tsing Yi. According to the Study, the extent of reclamation required will be about 245 ha and 74 ha respectively.

9. The Administration has not yet made any decision on the location of CT10. It has commissioned an ecology study on the Northwest Lantau site to assess its suitability for constructing CT10 from an ecology perspective. In parallel, it is updating the Port Cargo Forecasts to work out the optimal timing for container terminal development. The Administration will review the port expansion options when more data are available.

Concept Plan for Lantau

List of relevant papers

Council/Committee	Date of meeting	Paper
Council meeting	14 July 1999	Council question on “Revised North East Lantau Development Plan” raised by Ir Dr Raymond HO http://www.legco.gov.hk/yr98-99/english/counmtg/hansard/99714fe1.pdf
Planning, Lands and Works Panel	26 October 2004	Information paper on “Concept Plan for Lantau” provided by the Administration LC Paper No. CB(1)89/04-05(04) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw1026cb1-89-4e.pdf Presentation notes on Lantau Concept Plan provided by the Administration LC Paper No. CB(1)122/04-05(01) http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw1026cb1-122-1e.pdf Minutes of meeting LC Paper No. CB(1)265/04-05 http://www.legco.gov.hk/yr04-05/english/panels/plw/minutes/pl041026.pdf
Council meeting	5 January 2005	Council question on “Concept Plan for Lantau” raised by Mr Daniel LAM http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0105ti-translate-e.pdf

Council/Committee	Date of meeting	Paper
Council meeting	18 May 2005	Council question on "Locations identified for Construction of Container Terminal 10" raised by Hon LEUNG Yiu-chung http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0518ti-translate-e.pdf
Council meeting	25 May 2005	Council question on "Designation of Lantau North (Extension) Country Park" raised by Hon LEE Wing-tat http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0525ti-translate-e.pdf
Council meeting	1 June 2005	Council question on "Construction of Logistics Park on Lantau Island" raised by Hon Martin LEE http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0601ti-translate-e.pdf
Economic Services Panel	20 October 2005	Policy Initiatives of the Economic Development Branch of the Economic Development and Labour Bureau LC Paper No. CB(1)15/05-06(01) http://www.legco.gov.hk/yr05-06/english/panels/es/papers/es1020cb1-15-1e.pdf
Transport Panel	21 October 2005	2005-06 Policy Agenda, Transport-related Policy Initiatives of the Environment, Transport and Works Bureau LC Paper No. CB(1)14/05-06(01) http://www.legco.gov.hk/yr05-06/english/panels/tp/papers/tp1021cb1-14-1e.pdf
Planning, Lands and Works Panel & Environmental Affairs Panel	22 November 2005	Information paper on "Concept Plan for Lantau - Outcome of Public Consultation" provided by the Administration LC Paper No. CB(1)288/05-06(08) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-288-8e.pdf

Council/Committee	Date of meeting	Paper
		<p>Presentation notes on Lantau Concept Plan provided by the Administration LC Paper No. CB(1)365/05-06(06) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-365-6e.pdf</p> <p>Background brief on "Concept Plan for Lantau" LC Paper No. CB(1)288/05-06(09) http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/eaplw1122cb1-288-9e.pdf</p> <p>Minutes of meeting LC Paper No. CB(1)860/05-06 http://www.legco.gov.hk/yr05-06/english/panels/plw/minutes/eapl1122.pdf</p>
Council meeting	1 March 2006	<p>Motion on "Development Planning for Lantau" proposed by Mr CHEUNG Hok-ming http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm0301ti-translate-e.pdf</p>
Council meeting	17 May 2006	<p>Council question on "Public Transport Services to and from North Lantau" raised by Hon WONG Kwok-hing http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm0517ti-translate-e.pdf</p>
Transport Panel	20 October 2006	<p>2006-07 Policy Agenda, Transport-related Policy Initiatives of the Environment, Transport and Works Bureau LC Paper No. CB(1)17/06-07(01) http://www.legco.gov.hk/yr06-07/english/panels/tp/papers/tp1020cb1-17-1-e.pdf</p>

Council/Committee	Date of meeting	Paper
Planning, Lands and Works Panel	20 October 2006	Policy Initiatives of Housing, Planning and Lands Bureau in the Policy Agenda 2006-07 LC Paper CB(1)19/06-07(02) http://www.legco.gov.hk/yr06-07/english/panels/plw/papers/plw1020cb1-19-2-e.pdf
Economic Services Panel	23 October 2006	Policy Initiatives of the Economic Development Branch of the Economic Development and Labour Bureau LC Paper CB(1)35/06-07(01) http://www.legco.gov.hk/yr06-07/english/panels/es/papers/es1023cb1-35-1e.pdf Minutes of meeting LC Paper No. CB(1)345/06-07 http://www.legco.gov.hk/yr06-07/english/panels/es/minutes/es061023.pdf
Council meeting	22 November 2006	Motion on “Leisure, gaming and entertainment complex” proposed by Mr James TIEN http://www.legco.gov.hk/yr06-07/english/counmtg/agenda/cmtg1122.htm